

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Rainier Beach / 22

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 721

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$108,600	\$178,400	\$287,000	\$333,400	86.1%	17.44%
<b>2007 Value</b>	\$120,100	\$202,300	\$322,400	\$333,400	96.7%	17.44%
<b>Change</b>	\$11,500	\$23,900	\$35,400		+10.6%	0%
<b>% Change</b>	+10.6%	+13.4%	+12.3%		+12.3%	0%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	Land	Imps	Total
<b>2006 Value</b>	\$114,700	\$169700	\$284,400
<b>2007 Value</b>	\$126,900	\$192700	\$319,600
<b>Percent Change</b>	+10.6%	+13.6%	+12.4 %

Number of one to three unit residences in the Population: 3872

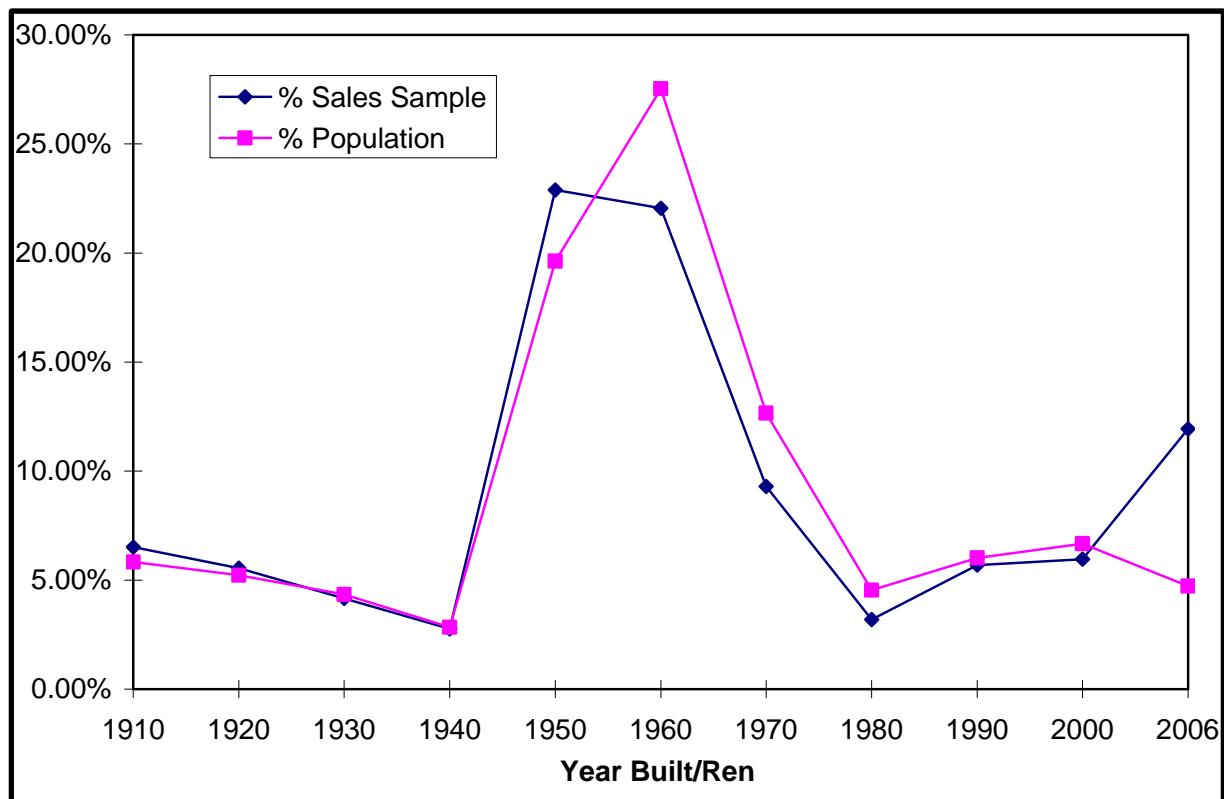
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	47	6.52%
1920	40	5.55%
1930	30	4.16%
1940	20	2.77%
1950	165	22.88%
1960	159	22.05%
1970	67	9.29%
1980	23	3.19%
1990	41	5.69%
2000	43	5.96%
2006	86	11.93%
	721	

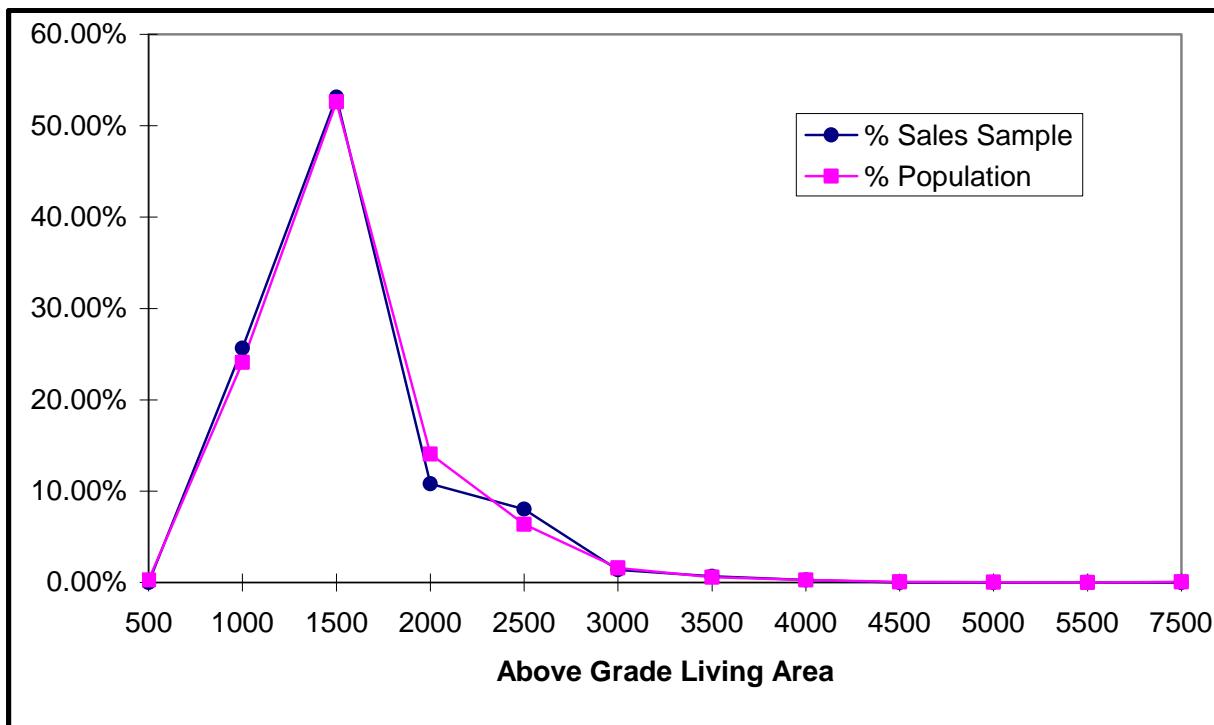
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	226	5.84%
1920	202	5.22%
1930	168	4.34%
1940	110	2.84%
1950	760	19.63%
1960	1066	27.53%
1970	490	12.65%
1980	176	4.55%
1990	233	6.02%
2000	258	6.66%
2006	183	4.73%
	3872	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

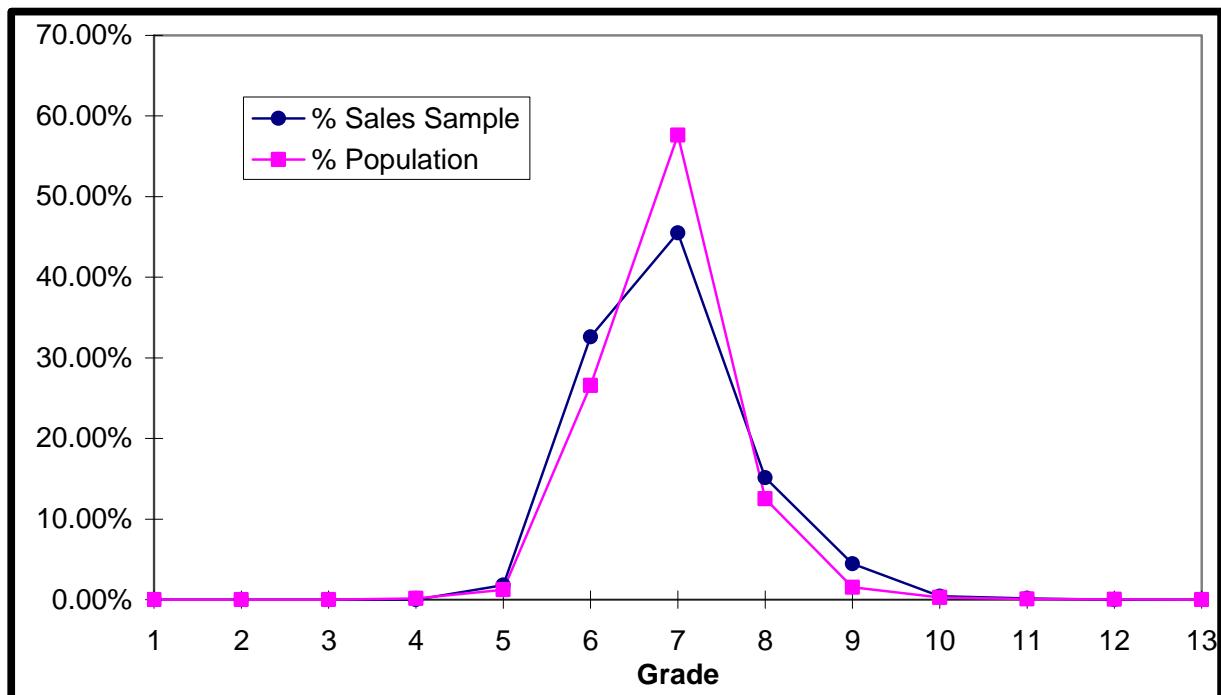
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	11	0.28%
1000	185	25.66%	1000	933	24.10%
1500	383	53.12%	1500	2037	52.61%
2000	78	10.82%	2000	545	14.08%
2500	58	8.04%	2500	247	6.38%
3000	10	1.39%	3000	62	1.60%
3500	5	0.69%	3500	22	0.57%
4000	2	0.28%	4000	10	0.26%
4500	0	0.00%	4500	2	0.05%
5000	0	0.00%	5000	1	0.03%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	2	0.05%
	721			3872	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

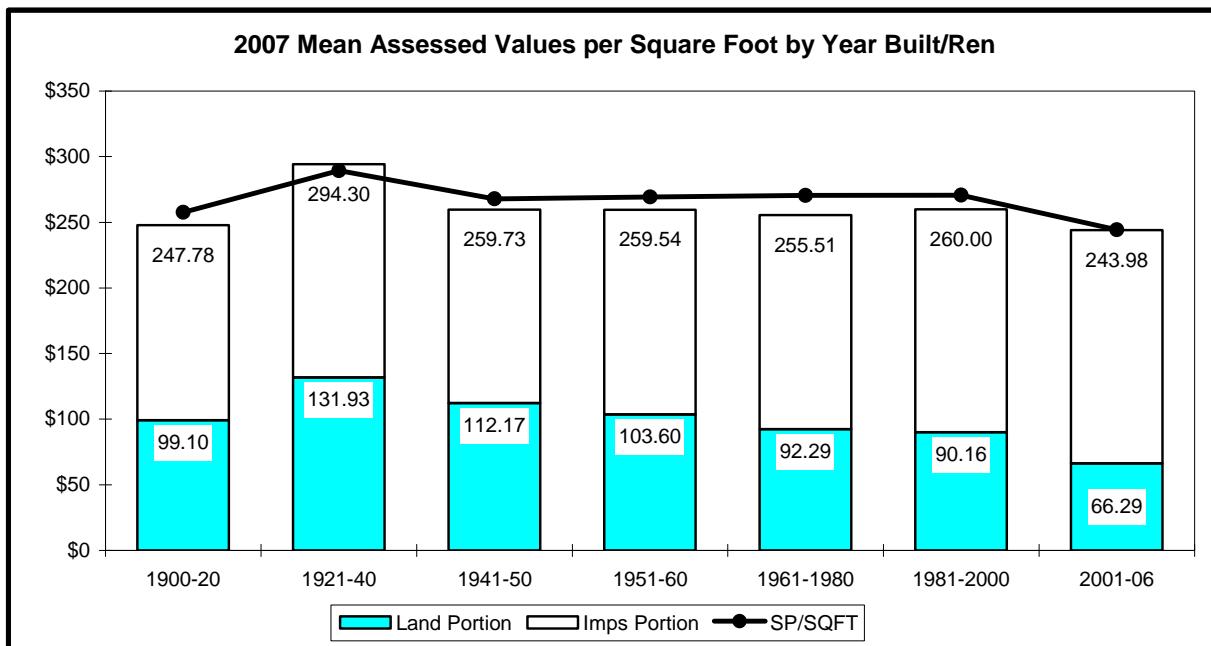
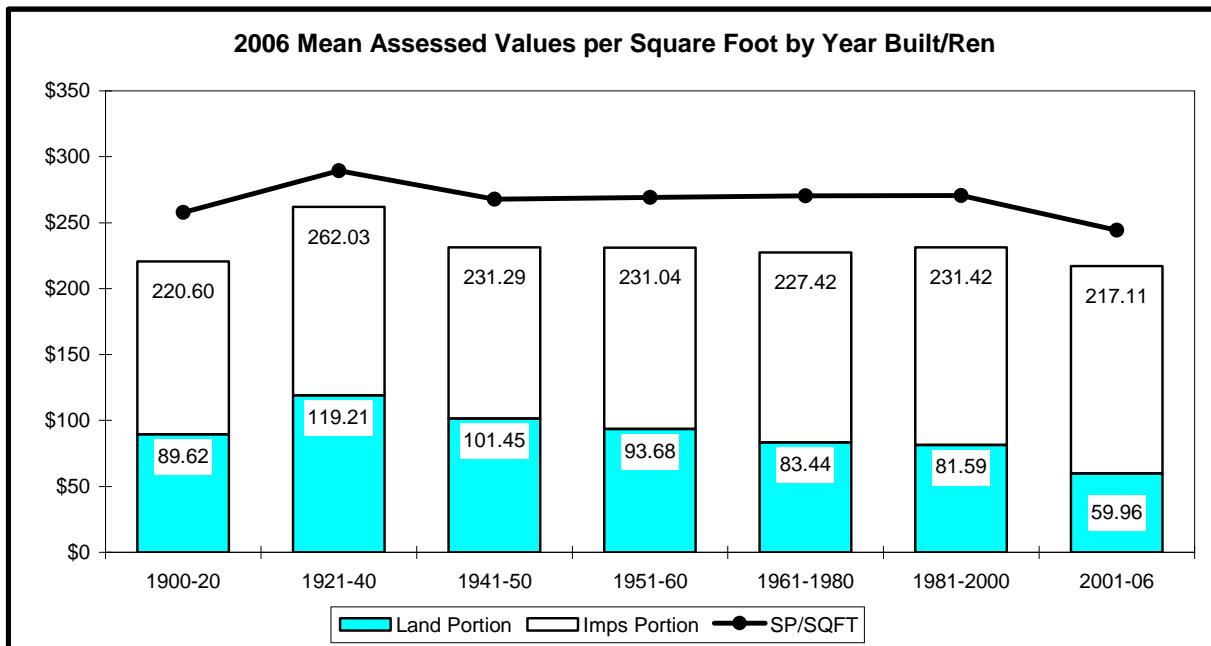
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	6	0.15%
5	13	1.80%	5	48	1.24%
6	235	32.59%	6	1029	26.58%
7	328	45.49%	7	2231	57.62%
8	109	15.12%	8	484	12.50%
9	32	4.44%	9	59	1.52%
10	3	0.42%	10	11	0.28%
11	1	0.14%	11	3	0.08%
12	0	0.00%	12	1	0.03%
13	0	0.00%	13	0	0.00%
	721			3872	



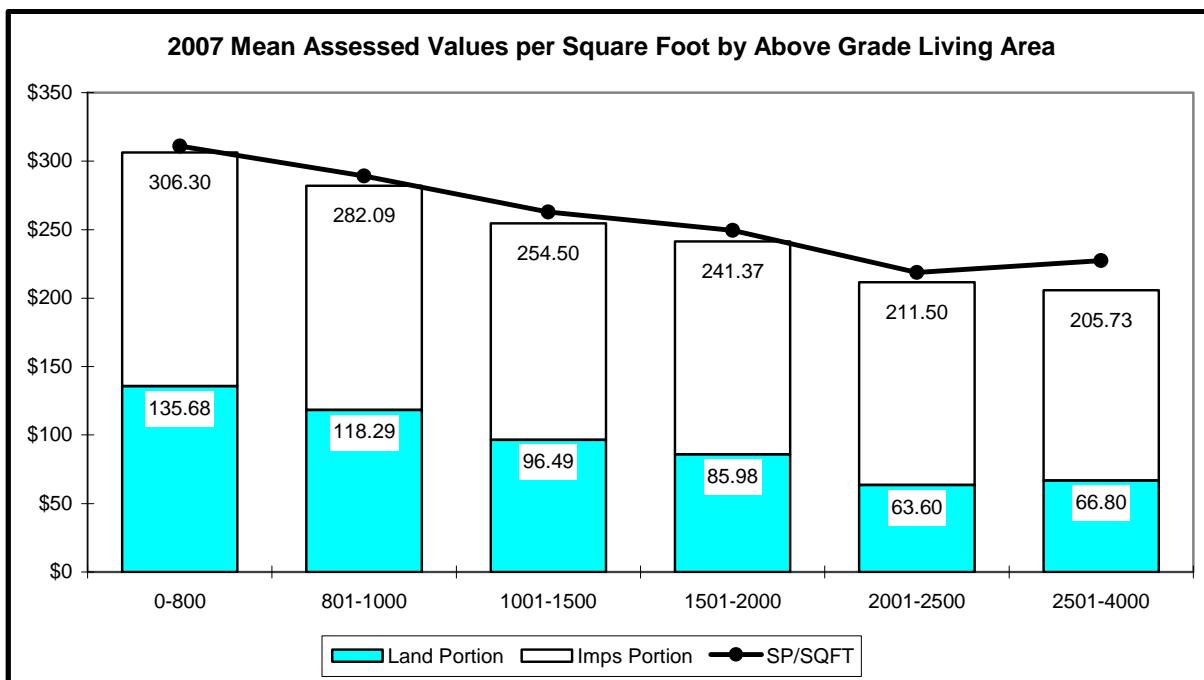
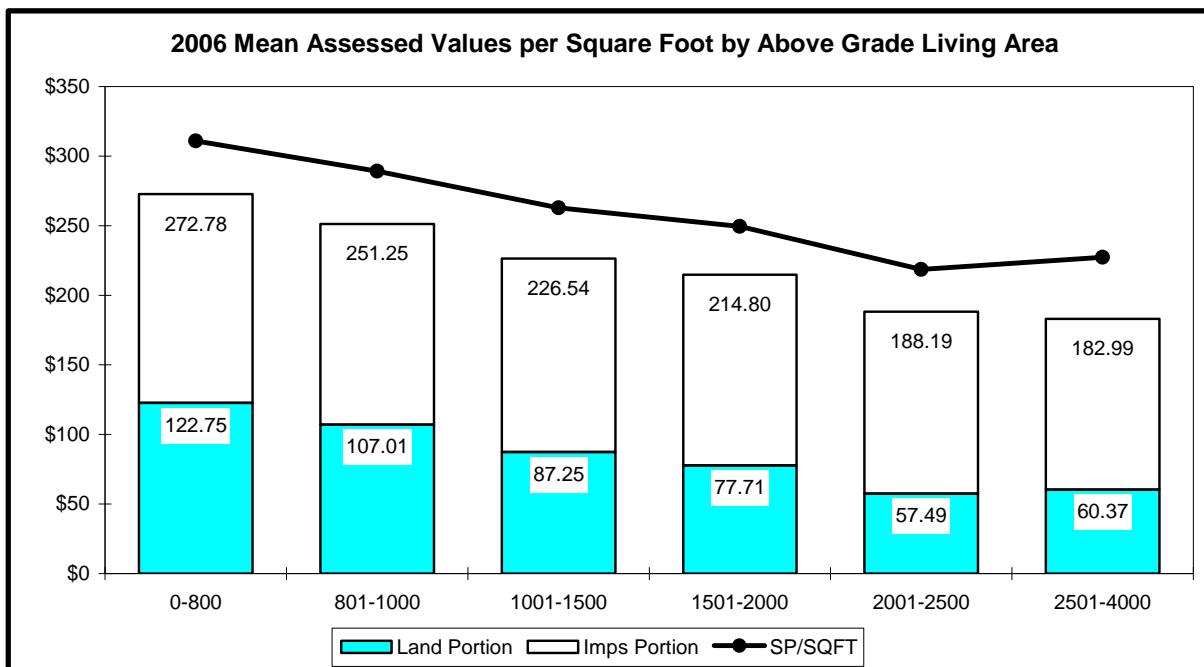
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



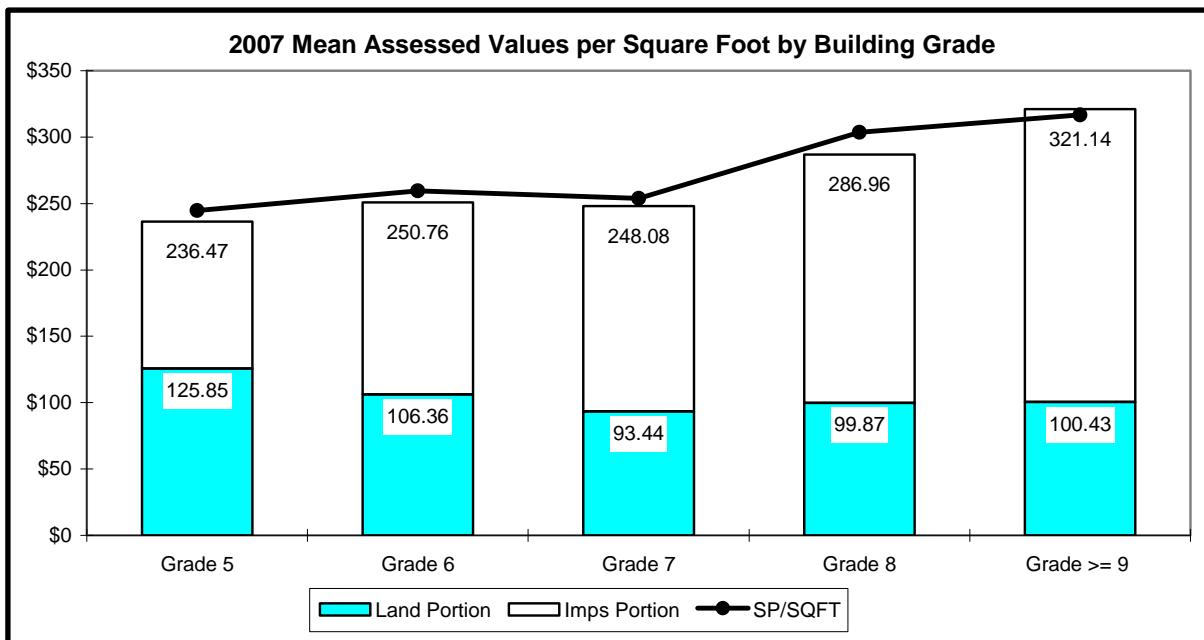
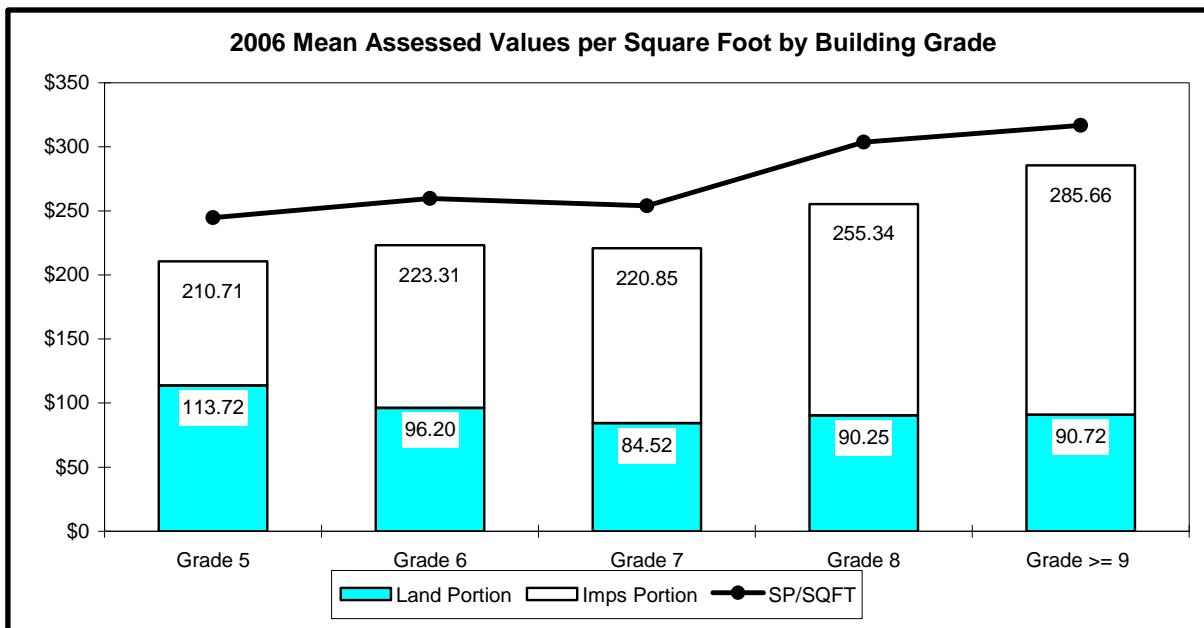
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**

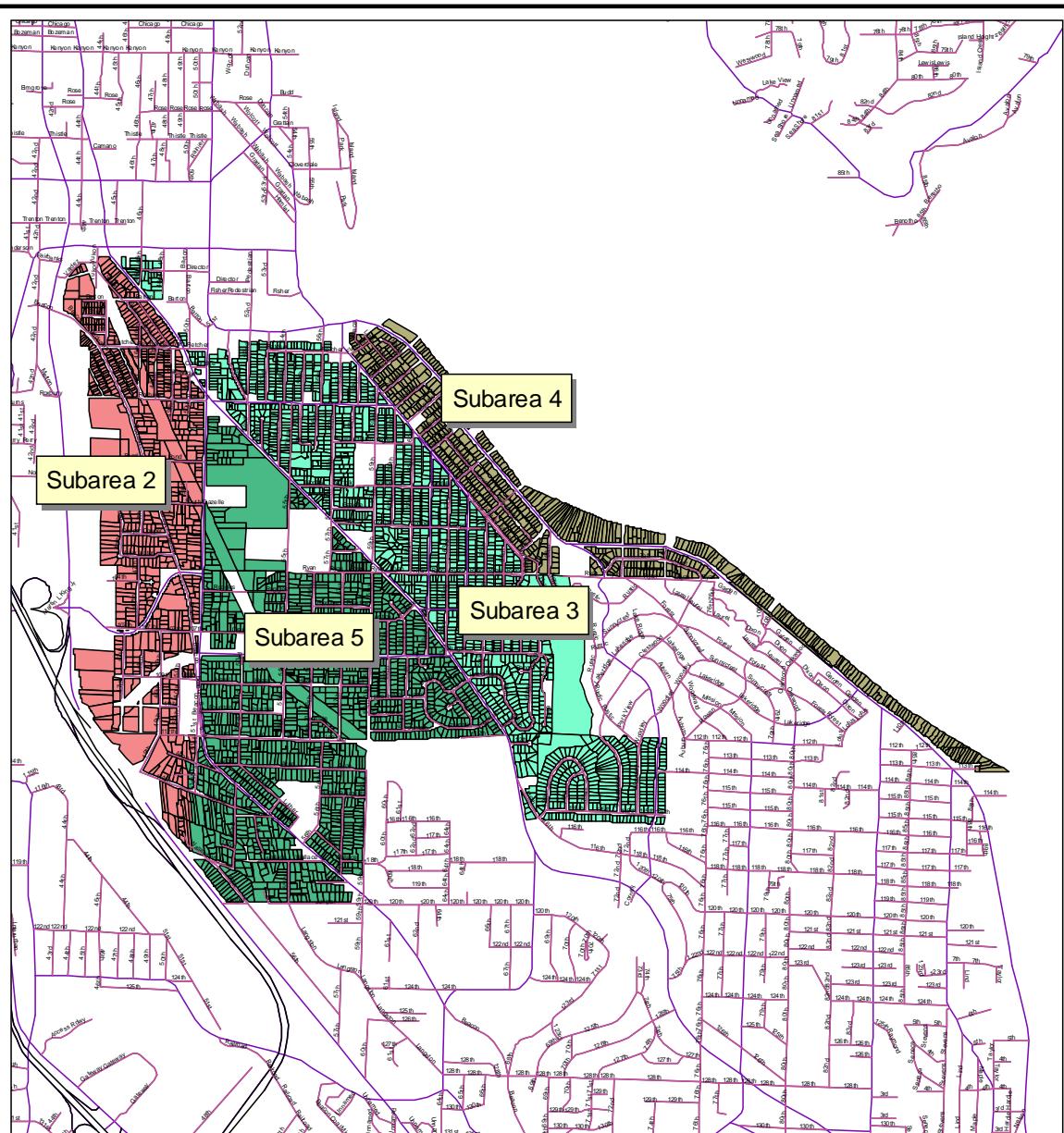


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***

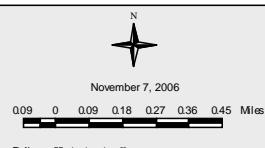


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 22

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### Legend

	King County Local Streets as defined by streets
	Newarea 22.shp
	002
	003
	004
	005
	Newarea 27.shp
	004
	005
	New freeways.shp
	New streets.shp

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 20 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.11, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 721 usable residential sales in the area.

The chosen adjustment model was attempted using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. No acceptable multiple regression was obtained.

### ***Improved Parcel Update (continued)***

The analysis results showed that no characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} \times 1.125$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.125)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.125).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in RealProperty.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} \times 1.125, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 22 Annual Update Model Adjustments**

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

12.50%

### **Comments**

The overall adjustment was the only adjustment applied. Based upon 721 sales, all 3872 parcels would receive an approximate upward adjustment.

## Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.967.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	13	0.858	0.963	12.2%	0.836	1.089
6	235	0.858	0.964	12.3%	0.941	0.986
7	328	0.871	0.978	12.3%	0.959	0.997
8	109	0.836	0.939	12.4%	0.910	0.969
9	32	0.868	0.976	12.4%	0.922	1.029
10	3	1.047	1.177	12.5%	1.029	1.325
11	1	0.815	0.916	12.4%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	87	0.855	0.960	12.3%	0.921	1.000
1921-1940	50	0.908	1.021	12.4%	0.967	1.074
1941-1950	165	0.861	0.967	12.3%	0.941	0.994
1951-1960	159	0.859	0.965	12.3%	0.938	0.993
1961-1980	90	0.832	0.935	12.4%	0.897	0.973
1981-2000	84	0.854	0.959	12.3%	0.922	0.996
>2000	86	0.880	0.989	12.4%	0.957	1.022
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	4	0.666	0.748	12.2%	0.395	1.100
Average	585	0.847	0.952	12.4%	0.937	0.966
Good	125	0.920	1.034	12.3%	1.009	1.059
Very Good	7	0.884	0.993	12.4%	0.857	1.129
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	528	0.866	0.973	12.3%	0.958	0.988
1.5	83	0.856	0.962	12.4%	0.921	1.004
2	101	0.847	0.952	12.4%	0.920	0.984
2.5	2	0.785	0.883	12.4%	-1.365	3.131
3	7	0.864	0.971	12.4%	0.800	1.143

## Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.967.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

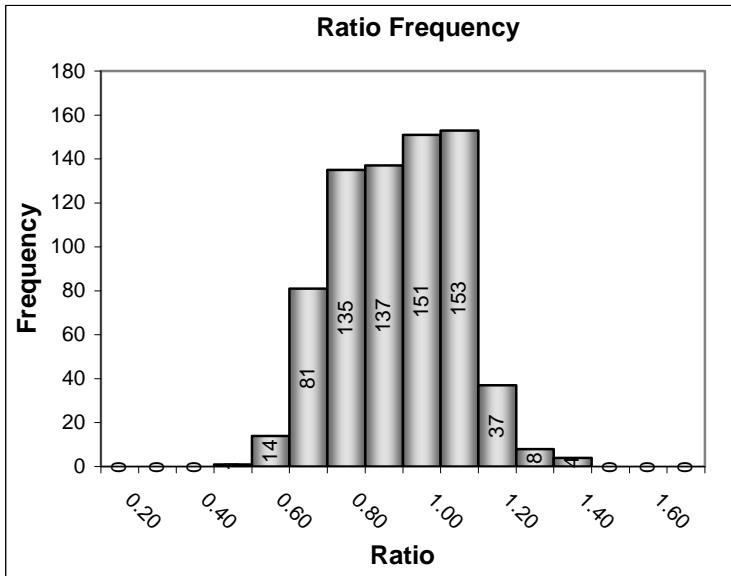
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
< 801	81	0.875	0.982	12.3%	0.945	1.020
0801-1000	104	0.867	0.974	12.3%	0.939	1.010
1001-1500	383	0.861	0.967	12.4%	0.949	0.985
1501-2000	78	0.864	0.971	12.4%	0.933	1.008
2001-2500	58	0.862	0.969	12.4%	0.929	1.009
2501-4000	17	0.809	0.909	12.4%	0.822	0.996
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	529	0.867	0.973	12.3%	0.959	0.987
Y	192	0.850	0.956	12.4%	0.928	0.984
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	693	0.868	0.975	12.3%	0.962	0.988
Y	28	0.805	0.906	12.5%	0.830	0.981
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	92	0.898	1.008	12.3%	0.977	1.040
3	303	0.865	0.972	12.3%	0.952	0.992
4	79	0.841	0.945	12.4%	0.903	0.987
5	247	0.853	0.958	12.3%	0.936	0.980
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=3000	20	0.816	0.917	12.4%	0.826	1.008
3001-5000	97	0.898	1.008	12.3%	0.973	1.044
5001-8000	397	0.854	0.960	12.3%	0.943	0.977
8001-12000	164	0.867	0.974	12.4%	0.947	1.001
12001-16000	23	0.862	0.969	12.4%	0.901	1.038
16001-50000	20	0.846	0.950	12.3%	0.856	1.045

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/5/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 22 / Rainier Beach	<b>Appr ID:</b> RPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	721		
<b>Mean Assessed Value</b>	287,000		
<b>Mean Sales Price</b>	333,400		
<b>Standard Deviation AV</b>	129,120		
<b>Standard Deviation SP</b>	170,853		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.890		
<b>Median Ratio</b>	0.896		
<b>Weighted Mean Ratio</b>	0.861		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.495		
<b>Highest ratio:</b>	1.347		
<b>Coefficient of Dispersion</b>	14.60%		
<b>Standard Deviation</b>	0.155		
<b>Coefficient of Variation</b>	17.44%		
<b>Price Related Differential (PRD)</b>	1.034		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.877		
Upper limit	0.918		
<b>95% Confidence: Mean</b>			
Lower limit	0.879		
Upper limit	0.901		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3872		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.155		
<b>Recommended minimum:</b>	39		
<b>Actual sample size:</b>	721		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	355		
# ratios above mean:	366		
Z:	0.410		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



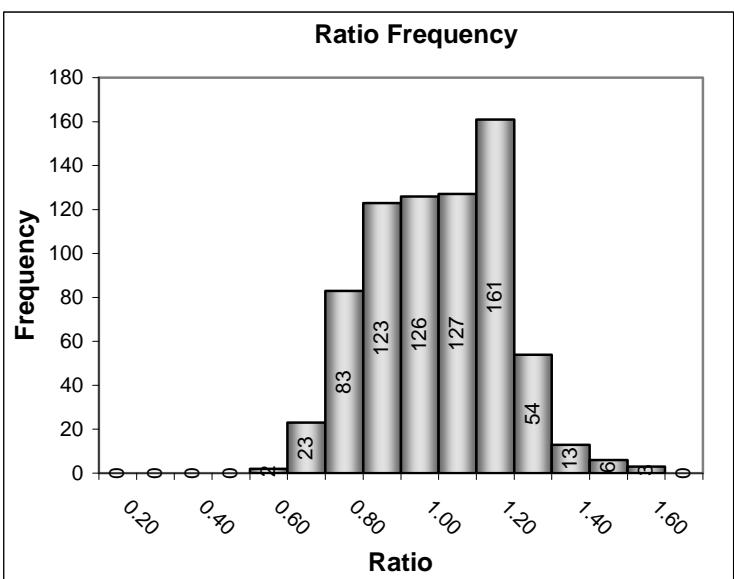
### COMMENTS:

1 to 3 Unit Residences throughout Area 22

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 6/5/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 22 / Rainier Beach	<b>Appr ID:</b> RPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 721			
<b>Mean Assessed Value</b>	322,400		
<b>Mean Sales Price</b>	333,400		
<b>Standard Deviation AV</b>	145,264		
<b>Standard Deviation SP</b>	170,853		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.000		
<b>Median Ratio</b>	1.007		
<b>Weighted Mean Ratio</b>	0.967		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.556		
<b>Highest ratio:</b>	1.512		
<b>Coefficient of Dispersion</b>	14.60%		
<b>Standard Deviation</b>	0.174		
<b>Coefficient of Variation</b>	17.44%		
<b>Price Related Differential (PRD)</b>	1.034		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.032		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.012		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3872		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.174		
<b>Recommended minimum:</b>	49		
<b>Actual sample size:</b>	721		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	354		
# ratios above mean:	367		
Z:	0.484		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout Area 22

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	712930	5225	8/1/05	\$121,100	530	0	5	1918	2	5500	N	N	9430 50TH AVE S
002	032304	9071	4/19/05	\$187,000	700	300	5	1940	3	13050	N	N	10028 BEACON AVE S
002	334840	0980	1/20/06	\$165,000	1160	0	5	1952	3	8550	N	N	5005 S 114TH ST
002	334840	0980	2/7/05	\$150,000	1160	0	5	1952	3	8550	N	N	5005 S 114TH ST
002	334840	0775	10/9/06	\$269,000	1440	0	5	1906	3	22000	Y	N	5016 S WALLACE ST
002	712930	5195	7/22/05	\$201,999	730	0	6	1925	3	3896	N	N	9439 RENTON AVE S
002	681060	0035	4/19/04	\$176,000	730	0	6	1947	3	6490	N	N	10223 51ST AVE S
002	681060	0030	3/3/05	\$180,000	730	0	6	1948	3	7257	N	N	10216 BEACON AVE S
002	103500	0115	9/13/06	\$282,500	940	300	6	1924	3	9888	N	N	9704 BEACON AVE S
002	547680	0200	1/1/04	\$250,000	950	500	6	1939	4	17157	N	N	4926 S 107TH ST
002	322620	0190	7/3/06	\$286,000	1000	1000	6	1955	3	6755	Y	N	9209 RENTON AVE S
002	687420	0930	2/26/06	\$270,000	1020	0	6	1938	3	8775	Y	N	10918 49TH AVE S
002	687420	0930	6/24/05	\$214,500	1020	0	6	1938	3	8775	Y	N	10918 49TH AVE S
002	687420	0930	2/12/04	\$185,000	1020	0	6	1938	3	8775	Y	N	10918 49TH AVE S
002	785860	0075	6/29/05	\$223,000	1040	0	6	1956	3	9780	N	N	4653 S COOPER ST
002	785860	0075	4/1/05	\$195,000	1040	0	6	1956	3	9780	N	N	4653 S COOPER ST
002	785860	0070	10/31/05	\$220,000	1050	0	6	1956	3	9780	N	N	4661 S COOPER ST
002	918820	0965	9/29/04	\$280,000	1120	240	6	1910	3	8673	Y	N	9305 48TH AVE S
002	334840	1683	9/15/05	\$208,000	1200	0	6	1922	2	9300	Y	N	5001 S 113TH ST
002	103500	0016	12/12/05	\$349,950	1260	500	6	1920	3	18750	N	N	9663 51ST AVE S
002	547680	0183	9/15/04	\$196,000	1260	0	6	1941	3	6240	N	N	10333 51ST AVE S
002	681060	0025	9/7/06	\$368,590	1420	0	6	1947	3	7080	N	N	10217 51ST AVE S
002	681060	0025	11/9/05	\$238,500	1420	0	6	1947	3	7080	N	N	10217 51ST AVE S
002	785860	0035	7/26/04	\$209,000	990	0	7	1967	3	7920	N	N	4614 S COOPER ST
002	414430	0070	11/6/06	\$269,950	1000	300	7	1931	3	7280	Y	N	9744 49TH AVE S
002	414430	0022	11/25/05	\$272,000	1020	1020	7	1961	3	8127	N	N	9922 BEACON AVE S
002	032304	9244	12/9/04	\$265,000	1030	580	7	1983	3	11346	Y	N	4707 B S ROXBURY ST
002	785900	0075	6/20/05	\$300,000	1040	350	7	1960	3	20370	N	N	10005 46TH AVE S
002	414430	0085	11/27/06	\$340,000	1080	650	7	1988	4	8206	N	N	4840 S GAZELLE ST
002	414430	0085	9/19/05	\$335,000	1080	650	7	1988	4	8206	N	N	4840 S GAZELLE ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	547680	0201	7/8/04	\$270,500	1100	730	7	1948	4	17157	N	N	4920 S 107TH ST
002	103700	0110	10/23/06	\$369,000	1110	600	7	1990	3	17160	Y	N	10025 46TH AVE S
002	414430	0016	9/2/04	\$289,800	1110	520	7	1988	4	13215	N	N	4831 S GAZELLE ST
002	547680	0132	1/24/06	\$360,000	1120	800	7	1964	3	7130	N	N	10710 49TH AVE S
002	547680	0132	2/10/05	\$215,000	1120	800	7	1964	3	7130	N	N	10710 49TH AVE S
002	032304	9087	12/1/05	\$243,000	1130	0	7	1971	3	7275	N	N	10307 51ST AVE S
002	032304	9162	8/4/05	\$246,923	1180	0	7	1959	3	8000	N	N	4645 S GAZELLE ST
002	322620	0195	2/8/06	\$329,999	1200	700	7	1955	3	7042	Y	N	9215 RENTON AVE S
002	212270	0106	10/14/04	\$257,000	1200	600	7	1965	3	5400	N	N	9130 SPEAR PL S
002	103500	0007	11/2/05	\$328,000	1230	600	7	1953	3	4992	N	N	9685 51ST AVE S
002	322620	0240	9/29/04	\$285,500	1230	850	7	1952	3	6844	Y	N	9267 RENTON AVE S
002	212270	0120	6/14/06	\$325,000	1230	1000	7	1966	3	8163	N	N	9077 RENTON AVE S
002	032304	9175	5/3/04	\$220,000	1230	0	7	1957	3	8000	N	N	4651 S GAZELLE ST
002	103700	0100	4/27/06	\$369,950	1260	660	7	1968	3	17280	Y	N	10017 46TH AVE S
002	103700	0100	5/6/05	\$255,000	1260	660	7	1968	3	17280	Y	N	10017 46TH AVE S
002	032304	9014	8/30/06	\$339,999	1280	300	7	1950	3	9678	N	N	9935 51ST AVE S
002	334840	1705	4/14/04	\$249,500	1280	380	7	1986	3	17681	Y	N	4940 S 114TH ST
002	032304	9199	12/14/06	\$400,000	1320	1130	7	1962	3	10800	Y	N	9652 BEACON AVE S
002	322620	0035	11/14/05	\$345,000	1340	690	7	1968	3	10879	Y	N	9201 SPEAR PL S
002	918820	1215	11/2/06	\$430,000	1370	600	7	1996	4	4100	Y	N	9444 49TH AVE S
002	322620	0125	2/17/04	\$292,000	1500	650	7	1957	3	6900	Y	N	9222 SPEAR PL S
002	103500	0071	2/21/05	\$285,000	1540	0	7	1989	3	7662	N	N	9682 BEACON AVE S
002	032304	9160	11/28/05	\$250,000	1590	0	7	1959	3	5865	N	N	10029 51ST AVE S
002	918820	1070	11/10/05	\$312,500	1690	520	7	1959	3	11232	N	N	9439 49TH AVE S
002	918820	1070	9/22/04	\$239,000	1690	520	7	1959	3	11232	N	N	9439 49TH AVE S
002	918820	1242	7/21/06	\$320,000	1750	600	7	1966	3	6000	N	N	9425 50TH AVE S
002	032304	9179	1/13/04	\$269,000	1850	400	7	1969	3	9690	Y	N	4801 B S ROXBURY ST
002	032304	9112	1/3/06	\$305,000	1990	600	7	1948	3	15265	N	N	10023 51ST AVE S
002	032304	9253	9/28/06	\$367,950	2180	0	7	1999	3	8810	N	N	10042 BEACON AVE S
002	103500	0015	4/21/05	\$276,000	2180	0	7	1918	3	8450	N	N	9673 51ST AVE S
002	918820	0115	5/26/05	\$318,000	2308	0	7	2005	3	4055	N	N	4419 S SHELL ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	918820	0165	5/27/05	\$292,116	2352	0	7	2005	3	4055	N	N	4404 S BENEFIT ST
002	918820	0120	6/29/05	\$288,365	2352	0	7	2005	3	4055	N	N	4423 S SHELL ST
002	918820	0110	7/25/05	\$297,712	2360	0	7	2005	3	4055	N	N	4415 S SHELL ST
002	918820	0535	2/21/05	\$315,000	2370	0	7	2002	3	3868	N	N	9342 BEACON AVE S
002	918820	0160	3/1/05	\$299,000	2386	0	7	2005	3	4055	N	N	4406 S BENEFIT ST
002	918820	0170	7/24/06	\$305,155	2390	0	7	2006	3	6176	N	N	4400 S BENEFIT ST
002	918820	0950	1/24/06	\$407,000	1050	0	8	2004	3	7694	Y	N	9315 48TH AVE S
002	547680	0291	3/29/05	\$330,000	1220	740	8	1998	3	7825	N	N	4718 S 104TH PL
002	032304	9261	10/19/04	\$357,000	1320	950	8	1999	4	8260	N	N	9934 BEACON AVE S
002	547680	0280	7/23/04	\$345,000	1410	960	8	2003	3	7400	N	N	10436 47TH AVE S
002	032304	9016	7/19/05	\$319,950	1490	1020	8	1990	3	7555	N	N	10006 BEACON AVE S
002	918820	0060	4/24/06	\$390,149	2100	940	8	2006	3	4055	N	N	4426 S SHELL ST
002	918820	1155	6/23/06	\$569,000	2358	900	8	2004	3	4155	Y	N	4819 49TH AVE S
002	918820	1155	2/11/05	\$475,888	2358	900	8	2004	3	4155	Y	N	4819 49TH AVE S
002	918820	1130	5/26/05	\$475,888	2358	900	8	2005	3	4155	Y	N	4815 A 49TH AVE S
002	918820	1140	2/11/05	\$465,888	2358	900	8	2005	3	4155	Y	N	4817 A 49TH AVE S
002	918820	1120	6/10/05	\$454,888	2358	900	8	2005	3	4155	Y	N	4813 A S FLETCHER ST
002	918820	1125	5/13/05	\$445,888	2358	900	8	2005	3	4155	Y	N	4813 B 49TH AVE S
002	918820	1135	2/28/05	\$445,888	2358	900	8	2005	3	4155	Y	N	4815 B 49TH AVE S
002	918820	0995	10/25/05	\$514,654	2440	930	8	2005	3	4155	N	N	9318 48TH AVE S
002	918820	1015	2/13/06	\$500,888	2440	930	8	2005	3	4155	N	N	9340 48TH AVE S
002	918820	0985	11/21/05	\$498,888	2440	930	8	2005	3	4155	N	N	9310 48TH AVE S
002	918820	0990	9/28/05	\$495,104	2440	930	8	2005	3	4155	N	N	9314 48TH AVE S
002	918820	1010	5/15/06	\$490,000	2440	930	8	2005	3	4155	N	N	9336 48TH AVE S
002	918820	0980	9/26/05	\$488,888	2440	930	8	2005	3	4155	N	N	9306 48TH AVE S
002	918820	0975	8/30/05	\$480,888	2440	930	8	2005	3	5215	N	N	9300 48TH AVE S
002	918820	1005	8/16/05	\$465,000	2440	930	8	2005	3	4155	N	N	9334 48TH AVE S
002	918820	0801	11/22/04	\$467,000	1860	710	9	2004	3	2994	Y	N	9316 46TH AVE S
002	918820	0800	9/24/04	\$455,000	1860	710	9	2004	3	3676	Y	N	9312 46TH AVE S
002	918820	0795	1/12/04	\$425,000	2120	830	9	2004	3	3847	Y	N	9308 46TH AVE S
002	918820	0790	9/21/04	\$465,000	2480	740	9	2004	3	3847	Y	N	9304 46TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	189250	0025	2/24/05	\$160,000	510	0	5	1929	4	5396	N	N	5718 S GAZELLE ST
003	077000	0040	7/15/05	\$114,500	620	0	5	1959	3	3960	N	N	5547 S NORFOLK ST
003	712930	0645	11/7/05	\$234,950	830	0	5	1918	3	6090	N	N	9800 59TH AVE S
003	712930	2095	6/5/05	\$190,000	1122	0	5	1900	3	6554	N	N	9772 61ST AVE S
003	712930	0372	2/2/06	\$206,000	530	0	6	1951	4	5311	N	N	10028 62ND AVE S
003	713030	0550	5/28/05	\$275,000	660	0	6	1918	3	8249	Y	N	6410 S RYAN ST
003	712930	2315	9/28/04	\$175,000	680	0	6	1950	3	5650	N	N	9733 60TH AVE S
003	712930	4645	4/22/04	\$209,000	690	160	6	1922	3	5600	N	N	5416 S FLETCHER ST
003	387890	0315	12/14/06	\$277,000	720	0	6	1951	3	8200	Y	N	10255 WATERS AVE S
003	077000	0055	3/24/05	\$245,000	740	740	6	1908	4	4000	N	N	9809 57TH AVE S
003	712930	0420	3/12/04	\$171,000	740	0	6	1944	3	5650	N	N	10017 62ND AVE S
003	022304	9063	9/26/06	\$350,000	750	0	6	1939	3	7290	N	N	6415 S BANGOR ST
003	252090	0210	4/25/06	\$231,000	760	0	6	1941	3	6650	N	N	10222 63RD AVE S
003	713030	0480	8/1/06	\$300,000	780	240	6	1908	4	8475	Y	N	10033 65TH AVE S
003	405940	0600	7/27/05	\$315,000	790	300	6	1945	3	16500	N	N	11407 CRESTWOOD DR S
003	406000	0045	10/11/06	\$275,000	790	300	6	1945	3	10416	N	N	11438 71ST PL S
003	406000	0410	3/1/06	\$250,000	790	250	6	1945	3	6600	N	N	11447 71ST PL S
003	712930	4386	4/8/05	\$230,000	790	0	6	1954	4	5760	N	N	9307 52ND AVE S
003	405940	0715	6/1/05	\$210,000	790	0	6	1944	3	6710	N	N	7315 S 115TH ST
003	405940	0550	3/30/05	\$267,500	790	400	6	1945	4	12400	N	N	11217 CRESTWOOD DR S
003	406000	0345	8/4/05	\$222,000	790	0	6	1945	3	6136	N	N	11432 70TH PL S
003	406000	0490	3/25/05	\$237,500	790	0	6	1945	4	6050	N	N	7101 S 115TH ST
003	406000	0035	5/4/04	\$229,000	790	790	6	1945	4	8721	N	N	11446 71ST PL S
003	712930	3980	9/5/06	\$304,100	800	0	6	1949	3	5500	N	N	9347 55TH AVE S
003	712930	0745	5/9/06	\$255,000	800	0	6	1951	3	5650	N	N	9812 60TH AVE S
003	406000	0250	9/11/06	\$240,900	800	0	6	1945	3	6435	N	N	11448 69TH PL S
003	405940	0250	7/13/05	\$233,500	800	0	6	1944	3	6050	N	N	11405 CORNELL AVE S
003	405940	0010	7/26/05	\$215,000	800	0	6	1944	3	6050	N	N	11410 74TH AVE S
003	405940	0235	8/30/05	\$220,000	800	0	6	1944	3	6050	N	N	11417 74TH AVE S
003	405940	0160	9/12/05	\$204,950	800	0	6	1944	3	6050	N	N	11404 WOODLEY AVE S
003	406000	0265	11/30/04	\$206,500	800	0	6	1945	4	6600	N	N	11460 69TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	713130	0045	8/25/04	\$208,000	800	800	6	1908	3	4140	N	N	9638 52ND AVE S
003	405940	0280	5/11/04	\$174,500	800	0	6	1944	3	6050	N	N	11219 CORNELL AVE S
003	405940	0280	1/15/04	\$162,500	800	0	6	1944	3	6050	N	N	11219 CORNELL AVE S
003	405940	0190	6/27/05	\$150,000	800	0	6	1944	3	6050	N	N	11428 WOODLEY AVE S
003	252090	0080	8/5/05	\$276,000	810	0	6	1918	3	4560	N	N	6211 S RYAN ST
003	712930	2455	10/4/06	\$269,950	810	0	6	1950	3	6090	N	N	9648 59TH AVE S
003	406000	0150	5/24/06	\$328,000	810	500	6	1945	4	10020	N	N	11445 69TH PL S
003	405940	0425	9/1/06	\$243,000	810	0	6	1944	3	6050	N	N	11427 WOODLEY AVE S
003	405940	0665	6/14/05	\$267,000	810	660	6	1944	3	6050	N	N	7133 S 115TH ST
003	405940	0635	2/22/06	\$284,950	810	600	6	1945	4	6420	N	N	7128 S 115TH ST
003	405940	0425	1/25/06	\$215,000	810	0	6	1944	3	6050	N	N	11427 WOODLEY AVE S
003	406000	0150	4/9/04	\$245,000	810	500	6	1945	4	10020	N	N	11445 69TH PL S
003	406000	0215	11/1/05	\$210,000	810	200	6	1945	3	6325	N	N	11408 69TH PL S
003	405940	0635	8/16/05	\$214,000	810	600	6	1945	4	6420	N	N	7128 S 115TH ST
003	406000	0380	1/18/06	\$248,000	830	0	6	1945	3	7040	N	N	7006 S 115TH ST
003	022304	9075	4/18/05	\$249,950	830	400	6	1949	3	6500	N	N	10442 63RD AVE S
003	406000	0380	1/26/05	\$223,000	830	0	6	1945	3	7040	N	N	7006 S 115TH ST
003	712930	3990	3/8/04	\$212,000	840	0	6	1920	3	5500	N	N	9355 55TH AVE S
003	405940	0490	12/28/04	\$181,500	840	0	6	1944	3	7030	N	N	11225 WOODLEY AVE S
003	712930	3910	4/14/05	\$273,000	860	0	6	1909	4	5500	N	N	9320 55TH AVE S
003	405940	0540	3/9/06	\$302,000	870	300	6	1945	3	11628	N	N	11209 CRESTWOOD DR S
003	712930	0755	12/14/04	\$200,000	870	0	6	1905	3	6554	N	N	9802 60TH AVE S
003	406000	0165	12/23/05	\$255,000	880	0	6	1945	3	8151	N	N	11457 69TH PL S
003	406000	0460	12/14/06	\$250,000	880	0	6	1945	3	6050	N	N	7001 S 115TH ST
003	406000	0320	4/24/06	\$257,977	880	0	6	1945	3	6600	N	N	11437 70TH PL S
003	406000	0395	5/20/05	\$204,799	880	0	6	1945	3	7040	N	N	7018 S 115TH ST
003	405940	0155	10/12/04	\$236,000	880	0	6	1944	4	6050	N	N	11248 WOODLEY AVE S
003	406000	0240	6/23/04	\$190,000	880	0	6	1945	3	6780	N	N	11440 69TH PL S
003	406000	0465	8/10/04	\$185,000	880	0	6	1945	3	6050	N	N	7005 S 115TH ST
003	406000	0255	8/23/04	\$170,500	880	0	6	1945	3	6240	N	N	11452 69TH PL S
003	406000	0165	10/21/05	\$166,000	880	0	6	1945	3	8151	N	N	11457 69TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	387890	0525	5/20/05	\$307,800	900	0	6	1928	3	5650	N	N	10461 WATERS AVE S
003	712930	0185	6/21/05	\$349,500	910	900	6	1939	4	8475	Y	N	10053 64TH AVE S
003	712930	0475	8/29/06	\$296,000	920	0	6	1944	4	5650	N	N	10056 61ST AVE S
003	712930	3520	11/10/05	\$150,000	940	0	6	1947	3	5250	N	N	9437 58TH AVE S
003	435620	0270	8/26/04	\$237,101	950	0	6	1912	4	5200	N	N	9623 54TH AVE S
003	712930	0200	5/16/05	\$308,500	960	120	6	1908	2	5198	Y	N	10061 64TH AVE S
003	712930	0430	5/16/06	\$285,000	960	0	6	1942	4	5650	N	N	10027 62ND AVE S
003	435620	0261	5/23/06	\$299,950	960	0	6	1910	4	6500	N	N	9627 54TH AVE S
003	712930	0430	4/29/04	\$238,500	960	0	6	1942	4	5650	N	N	10027 62ND AVE S
003	405940	0135	8/30/06	\$200,000	960	0	6	1944	3	6050	N	N	11232 WOODLEY AVE S
003	405940	0300	9/12/05	\$249,950	980	0	6	1944	3	5900	N	N	11203 CORNELL AVE S
003	713030	0420	5/9/06	\$435,000	990	150	6	1946	3	3660	Y	N	10003 WATERS AVE S
003	712930	4115	8/11/06	\$420,000	990	300	6	1903	4	5500	Y	N	9323 54TH AVE S
003	712930	4115	11/29/04	\$385,000	990	300	6	1903	4	5500	Y	N	9323 54TH AVE S
003	712930	0695	12/21/04	\$209,000	990	0	6	1943	3	5650	N	N	9849 61ST AVE S
003	712930	4115	3/9/06	\$200,000	990	300	6	1903	4	5500	Y	N	9323 54TH AVE S
003	077000	0050	7/7/06	\$276,000	1000	0	6	1910	3	4000	N	N	9807 57TH AVE S
003	713030	0440	4/1/06	\$327,500	1010	150	6	1915	3	5650	Y	N	10009 65TH AVE S
003	189500	0040	5/24/04	\$215,000	1040	0	6	1918	3	5100	N	N	9633 57TH AVE S
003	189500	0050	5/19/06	\$279,402	1050	220	6	1918	3	5304	N	N	9645 57TH AVE S
003	712930	0650	10/28/04	\$218,950	1050	0	6	1943	3	6554	N	N	9803 61ST AVE S
003	712930	4635	6/13/06	\$310,000	1060	220	6	1922	3	5600	Y	N	5426 S FLETCHER ST
003	713030	0335	12/16/04	\$245,000	1060	0	6	2004	3	8475	Y	N	10044 65TH AVE S
003	712930	0315	5/25/06	\$397,000	1070	120	6	1942	3	8475	N	N	10041 63RD AVE S
003	712980	0035	8/18/04	\$222,000	1070	0	6	1942	3	5500	N	N	9755 57TH AVE S
003	387890	0725	5/16/05	\$325,000	1080	0	6	1941	3	5650	Y	N	10417 66TH AVE S
003	712930	0640	4/20/05	\$210,000	1080	0	6	1971	3	5250	N	N	9806 59TH AVE S
003	387890	0980	6/27/05	\$330,000	1090	100	6	1921	3	10900	N	N	10415 64TH AVE S
003	405940	0080	8/1/06	\$270,000	1090	0	6	1944	3	6050	N	N	11222 CORNELL AVE S
003	806600	0070	10/27/05	\$207,000	1100	0	6	1902	3	7820	N	N	9326 51ST AVE S
003	405940	0045	4/19/06	\$245,000	1100	0	6	1944	3	6050	N	N	11438 74TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	405940	0045	12/28/05	\$177,499	1100	0	6	1944	3	6050	N	N	11438 74TH AVE S
003	405940	0620	8/23/04	\$245,000	1120	500	6	1945	3	15235	N	N	11423 CRESTWOOD DR S
003	713130	0046	6/19/06	\$310,000	1130	0	6	1910	3	4514	N	N	9668 RENTON AVE S
003	406000	0435	9/19/06	\$339,000	1130	0	6	1945	3	6380	N	N	6905 S 115TH ST
003	712930	3540	6/12/06	\$325,000	1130	0	6	1951	3	5250	N	N	9370 57TH AVE S
003	405940	0565	3/8/06	\$260,000	1130	600	6	1945	3	14872	N	N	11233 CRESTWOOD DR S
003	405940	0405	10/25/04	\$240,450	1130	0	6	1945	4	6050	N	N	11426 CRESTWOOD DR S
003	405940	0520	4/1/04	\$230,000	1130	0	6	1944	4	6789	N	N	11201 LAKERIDGE DR S
003	435620	0185	9/6/05	\$210,000	1130	0	6	1907	3	5070	N	N	9667 54TH AVE S
003	406000	0495	4/21/04	\$212,000	1130	0	6	1945	4	6050	N	N	7105 S 115TH ST
003	405940	0670	1/16/04	\$214,950	1130	300	6	1944	3	6050	N	N	7201 S 115TH ST
003	712930	3995	8/11/05	\$250,000	1140	0	6	1950	3	5500	N	N	9359 55TH AVE S
003	712930	1035	4/13/04	\$275,004	1150	500	6	1925	3	4633	Y	N	9915 64TH AVE S
003	712930	0545	9/5/06	\$322,450	1160	0	6	1906	3	5650	Y	N	9811 60TH AVE S
003	712930	2250	8/25/04	\$244,950	1180	0	6	1950	4	5650	N	N	9748 60TH AVE S
003	806700	0005	7/14/05	\$300,000	1190	150	6	1911	3	5460	N	N	10037 61ST AVE S
003	712930	0465	9/9/04	\$230,000	1190	0	6	1944	4	5876	N	N	10063 62ND AVE S
003	405940	0335	8/22/06	\$340,000	1210	0	6	1945	3	7236	N	N	11232 CRESTWOOD DR S
003	405940	0335	7/21/05	\$240,000	1210	0	6	1945	3	7236	N	N	11232 CRESTWOOD DR S
003	406000	0280	7/19/04	\$239,980	1210	0	6	1945	4	6050	N	N	6916 S 115TH ST
003	713030	0005	9/25/06	\$525,000	1230	0	6	1909	3	6400	Y	N	10083 WATERS AVE S
003	713030	0005	2/28/06	\$475,000	1230	0	6	1909	3	6400	Y	N	10083 WATERS AVE S
003	189250	0130	6/22/06	\$249,900	1230	0	6	1912	3	5400	N	N	5737 S GAZELLE ST
003	189250	0120	4/4/06	\$263,000	1230	0	6	1911	4	5396	N	N	5729 S GAZELLE ST
003	713130	0025	12/8/06	\$241,500	1240	0	6	1916	4	4842	N	N	5115 S ROXBURY ST
003	712930	4230	4/27/04	\$240,000	1240	300	6	1921	3	8050	N	N	9314 53RD AVE S
003	406000	0170	5/13/04	\$194,000	1260	0	6	1945	3	7810	N	N	11461 69TH PL S
003	712930	4725	3/18/04	\$320,000	1270	0	6	1902	5	4950	N	N	9280 56TH AVE S
003	712930	4150	8/7/06	\$320,000	1290	0	6	1914	3	5500	N	N	9361 54TH AVE S
003	405940	0660	12/21/05	\$267,000	1290	0	6	1944	3	6050	N	N	7129 S 115TH ST
003	712930	2140	3/31/05	\$209,500	1290	0	6	1913	3	5650	N	N	9734 61ST AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	405940	0170	5/16/05	\$251,000	1300	0	6	1944	3	6050	N	N	11412 WOODLEY AVE S
003	712930	4535	2/20/04	\$205,000	1310	550	6	1922	3	5600	Y	N	5312 S FLETCHER ST
003	406000	0245	12/9/05	\$215,000	1330	0	6	1945	3	6325	N	N	11444 69TH PL S
003	405940	0050	3/1/05	\$239,000	1330	0	6	1944	4	6050	N	N	11442 CORNELL AVE S
003	406000	0430	9/8/05	\$262,900	1340	0	6	1945	3	6496	N	N	6901 S 115TH ST
003	712980	0005	6/2/06	\$277,999	1370	0	6	1962	3	6511	N	N	9651 56TH AVE S
003	405940	0075	8/10/04	\$250,000	1370	0	6	1944	4	6050	N	N	11218 CORNELL AVE S
003	022304	9050	11/27/06	\$369,000	1380	0	6	1953	3	7182	N	N	9606 58TH AVE S
003	712930	0735	10/26/04	\$275,625	1390	400	6	1952	4	5650	N	N	9822 60TH AVE S
003	405940	0185	7/23/05	\$295,000	1430	0	6	1944	3	6050	N	N	11424 WOODLEY AVE S
003	405940	0095	1/26/06	\$277,500	1430	0	6	1944	3	6380	N	N	11234 CORNELL AVE S
003	022304	9113	2/2/05	\$255,000	1430	0	6	1956	4	5236	N	N	9616 57TH AVE S
003	713030	0020	7/1/05	\$370,000	1510	200	6	1911	3	7875	Y	N	10115 WATERS AVE S
003	406000	0105	10/11/06	\$360,000	1630	900	6	1962	3	11200	N	N	11407 69TH PL S
003	712930	4015	11/21/05	\$335,000	1680	350	6	1903	4	5500	N	N	9366 54TH AVE S
003	387890	0025	2/10/05	\$350,000	1890	0	6	1909	4	5398	Y	N	10225 64TH AVE S
003	387890	0145	2/22/05	\$339,000	2140	500	6	1906	4	5650	Y	N	10212 64TH AVE S
003	387890	0681	3/30/04	\$210,000	580	0	7	1991	3	6034	Y	N	10410 66TH AVE S
003	713030	0045	5/9/05	\$333,000	740	0	7	1948	3	6720	Y	N	10127 WATERS AVE S
003	712930	4310	9/17/04	\$228,000	760	150	7	1909	4	5250	N	N	9351 53RD AVE S
003	297680	0450	8/17/05	\$260,000	770	240	7	1954	3	8113	N	N	10630 RENTON AVE S
003	406000	0145	3/21/06	\$335,000	790	790	7	2005	3	11100	N	N	11441 69TH PL S
003	297680	0060	6/28/05	\$254,000	790	300	7	1955	3	7200	N	N	10752 68TH AVE S
003	297680	0035	7/13/04	\$252,000	790	700	7	1955	4	7200	N	N	10722 68TH AVE S
003	712930	3675	5/17/04	\$243,000	820	0	7	1923	4	5250	Y	N	9361 57TH AVE S
003	297680	0330	2/9/06	\$268,000	860	0	7	1955	3	6900	N	N	6509 S HAZEL ST
003	297680	0330	2/9/04	\$193,000	860	0	7	1955	3	6900	N	N	6509 S HAZEL ST
003	297680	0460	11/3/05	\$290,000	880	0	7	1955	3	6780	N	N	6410 S HAZEL ST
003	022304	9076	9/22/06	\$286,000	910	590	7	1949	3	8880	N	N	6306 S BANGOR ST
003	712930	2431	12/4/04	\$220,000	910	0	7	1957	4	4972	N	N	9633 60TH AVE S
003	252090	0058	11/22/06	\$270,000	920	0	7	1949	3	3850	N	N	10256 RENTON AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	712930	0840	5/6/04	\$257,500	940	350	7	1949	3	5650	N	N	9828 61ST AVE S
003	297680	0005	7/14/05	\$255,000	940	940	7	1955	3	7080	N	N	10614 68TH AVE S
003	713030	0140	9/27/04	\$170,000	950	0	7	1949	3	3430	Y	N	10023 WATERS AVE S
003	297680	0085	6/21/06	\$365,000	960	0	7	1955	3	12240	N	N	10817 66TH AVE S
003	387890	0464	11/21/06	\$339,950	960	910	7	1948	3	6625	N	N	10442 WATERS AVE S
003	189500	0080	10/31/05	\$265,000	960	0	7	1952	3	5100	N	N	9618 56TH AVE S
003	246640	0004	7/28/04	\$180,000	970	600	7	1970	3	3315	N	N	9700 RENTON AVE S
003	713030	0400	11/30/06	\$520,000	980	600	7	1948	3	5650	Y	N	10012 65TH AVE S
003	713030	0315	8/2/04	\$292,000	980	600	7	1950	4	5650	Y	N	10054 65TH AVE S
003	712930	2210	12/20/06	\$356,000	1000	0	7	1951	3	5650	N	N	9733 61ST AVE S
003	297680	0185	11/30/06	\$385,000	1010	600	7	1955	3	8610	Y	N	10802 66TH AVE S
003	297680	0010	7/7/06	\$345,000	1010	0	7	1955	3	8892	N	N	10624 68TH AVE S
003	387890	0015	4/20/06	\$388,600	1010	300	7	1951	3	5400	Y	N	10213 64TH AVE S
003	806600	0221	7/19/06	\$385,000	1010	300	7	1903	4	6615	N	N	9337 52ND AVE S
003	077000	0080	12/8/06	\$346,950	1010	1010	7	1961	4	4000	N	N	9829 57TH AVE S
003	297680	0160	9/14/05	\$322,000	1010	1010	7	1955	3	9912	Y	N	10744 66TH AVE S
003	297680	0110	4/3/06	\$335,000	1010	600	7	1955	3	6780	Y	N	6514 S HAZEL ST
003	297680	0155	9/6/06	\$273,600	1010	600	7	1955	3	9360	Y	N	10732 66TH AVE S
003	806600	0221	3/16/04	\$293,950	1010	300	7	1903	4	6615	N	N	9337 52ND AVE S
003	297680	0160	11/15/04	\$255,450	1010	1010	7	1955	3	9912	Y	N	10744 66TH AVE S
003	712930	4035	9/2/06	\$230,000	1030	400	7	1949	3	5500	N	N	9344 54TH AVE S
003	712930	4040	10/2/04	\$199,950	1030	0	7	1949	3	5500	N	N	9340 54TH AVE S
003	077000	0121	5/25/05	\$249,950	1040	600	7	1964	3	5000	N	N	9820 RENTON AVE S
003	392000	0010	10/11/06	\$374,500	1040	490	7	1965	3	5544	N	N	9622 53RD AVE S
003	712930	2535	9/30/05	\$295,000	1040	1100	7	1904	3	6554	N	N	9636 60TH AVE S
003	713130	0029	11/29/05	\$227,000	1040	0	7	2004	3	1408	N	N	5117 C S ROXBURY ST
003	713130	0035	6/25/04	\$196,500	1040	0	7	2004	3	2643	N	N	5117 A S ROXBURY ST
003	713130	0029	7/15/04	\$195,950	1040	0	7	2004	3	1408	N	N	5117 C S ROXBURY ST
003	713130	0034	6/29/04	\$189,950	1040	0	7	2004	3	631	N	N	5517 B S ROXBURY ST
003	712930	3440	3/2/06	\$305,000	1060	0	7	1948	3	7006	N	N	9515 59TH AVE S
003	297680	0355	11/1/06	\$299,950	1060	0	7	1955	3	8560	N	N	10725 66TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	297680	0370	3/9/06	\$301,500	1060	200	7	1955	3	6300	N	N	10739 66TH AVE S
003	297680	0055	5/26/04	\$274,950	1060	800	7	1955	4	7200	N	N	10746 68TH AVE S
003	713130	0063	3/23/05	\$315,000	1080	500	7	1965	3	4959	N	N	5223 S ROXBURY ST
003	712930	4215	8/24/05	\$239,500	1080	0	7	1961	3	5250	N	N	9330 53RD AVE S
003	713130	0062	12/1/04	\$280,000	1080	480	7	1965	4	4959	N	N	5301 S ROXBURY ST
003	212370	0440	3/23/06	\$359,000	1090	730	7	1998	4	16200	N	N	9129 48TH AVE S
003	387890	0040	8/6/04	\$296,000	1090	570	7	1951	4	5400	Y	N	10237 64TH AVE S
003	712930	4330	10/24/06	\$268,000	1100	350	7	1954	3	5250	N	N	9371 53RD AVE S
003	077000	0115	8/11/04	\$239,990	1110	600	7	1964	3	5040	N	N	9828 RENTON AVE S
003	297680	0285	6/7/04	\$264,950	1110	500	7	1955	3	8640	N	N	6711 S BANGOR ST
003	713030	0650	7/21/06	\$481,000	1130	500	7	1951	3	5650	Y	N	10012 64TH AVE S
003	712930	0955	8/4/06	\$375,000	1130	400	7	1956	3	5650	Y	N	9838 62ND AVE S
003	713130	0027	6/28/04	\$275,990	1130	570	7	1984	3	4320	N	N	5121 S ROXBURY ST
003	712930	4255	12/5/05	\$280,000	1140	800	7	1956	3	4585	Y	N	5309 S FLETCHER ST
003	712980	0061	7/29/04	\$271,000	1140	1140	7	1966	3	6171	N	N	5507 S PILGRIM ST
003	189500	0235	7/21/06	\$326,000	1150	780	7	1979	3	5000	N	N	9611 55TH AVE S
003	387890	0380	11/3/04	\$350,000	1150	1000	7	1955	4	5475	Y	N	10222 WATERS AVE S
003	387890	0380	3/29/04	\$305,000	1150	1000	7	1955	4	5475	Y	N	10222 WATERS AVE S
003	806600	0220	6/20/05	\$282,000	1160	530	7	1978	3	4200	N	N	9333 52ND AVE S
003	712980	0007	3/27/05	\$255,000	1170	0	7	1961	3	6324	N	N	9655 57TH AVE S
003	112304	9092	6/30/06	\$342,000	1180	840	7	1949	3	4818	N	N	6725 S 116TH PL
003	713030	0175	6/29/04	\$315,000	1180	0	7	1907	3	8521	Y	N	10115 66TH AVE S
003	712930	4091	6/2/06	\$250,000	1190	0	7	1953	3	6710	N	N	9309 54TH AVE S
003	022304	9092	10/18/06	\$399,000	1200	720	7	1954	3	5200	N	N	9645 59TH AVE S
003	712930	4100	9/12/06	\$418,500	1200	600	7	1958	3	7150	Y	N	9315 54TH AVE S
003	022304	9092	6/8/05	\$265,000	1200	720	7	1954	3	5200	N	N	9645 59TH AVE S
003	387890	0165	5/11/04	\$310,000	1200	1200	7	1951	3	4620	Y	N	10201 66TH AVE S
003	252090	0199	10/25/05	\$312,000	1220	0	7	1946	3	5985	N	N	10212 63RD AVE S
003	189500	0090	11/15/04	\$254,000	1220	1220	7	1950	3	5100	N	N	9610 56TH AVE S
003	022304	9129	10/18/06	\$386,000	1230	910	7	1966	3	6490	N	N	9631 58TH AVE S
003	246640	0030	4/19/05	\$220,000	1230	0	7	1966	3	4750	N	N	9642 53RD AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	387890	0240	3/12/04	\$275,000	1230	0	7	1908	3	5650	Y	N	10222 65TH AVE S
003	246640	0030	2/28/05	\$187,000	1230	0	7	1966	3	4750	N	N	9642 53RD AVE S
003	387890	0945	8/23/05	\$375,000	1240	290	7	1941	3	6419	N	N	10424 64TH AVE S
003	387890	0945	5/27/06	\$359,000	1240	290	7	1941	3	6419	N	N	10424 64TH AVE S
003	712930	4160	5/26/04	\$198,000	1250	0	7	1955	3	5500	N	N	5318 S ROXBURY ST
003	022304	9110	4/6/06	\$400,000	1260	140	7	1924	3	10614	N	N	5728 S NORFOLK ST
003	712930	1085	2/11/05	\$340,000	1260	400	7	1913	3	5650	Y	N	9842 63RD AVE S
003	712930	0415	2/12/04	\$215,000	1270	0	7	1959	3	5650	N	N	10011 62ND AVE S
003	712930	3665	10/3/05	\$294,000	1280	0	7	1918	3	5250	N	N	9351 57TH AVE S
003	712930	4080	8/16/05	\$330,000	1330	890	7	1993	3	4640	Y	N	5405 S FLETCHER ST
003	712930	4075	3/12/04	\$230,000	1330	890	7	1993	3	4640	Y	N	5401 S FLETCHER ST
003	252090	0135	11/8/04	\$250,000	1340	300	7	1946	3	5760	N	N	10243 63RD AVE S
003	387890	0510	6/2/06	\$385,000	1350	410	7	1963	3	5300	N	N	10447 WATERS AVE S
003	712930	3430	3/31/06	\$331,000	1360	0	7	1948	3	7006	N	N	9507 59TH AVE S
003	712930	3555	1/27/06	\$334,650	1390	1280	7	1985	3	5250	N	N	9356 57TH AVE S
003	712930	3580	4/12/05	\$365,000	1400	940	7	2005	3	5250	Y	N	9324 57TH AVE S
003	712930	3578	3/28/05	\$365,000	1400	940	7	2005	3	5250	Y	N	9330 57TH AVE S
003	712930	0290	12/12/06	\$424,000	1470	0	7	1904	3	8475	N	N	10027 63RD AVE S
003	387890	0605	6/19/06	\$395,000	1480	1180	7	1954	3	5650	Y	N	10417 67TH AVE S
003	387890	0835	6/9/04	\$332,500	1480	0	7	1985	3	5650	Y	N	10406 65TH AVE S
003	297680	0030	2/22/05	\$260,000	1520	500	7	1955	3	7200	N	N	10718 68TH AVE S
003	713030	0605	10/13/06	\$500,000	1540	1000	7	1957	3	6215	Y	N	10032 64TH AVE S
003	022304	9143	2/10/06	\$441,950	1550	900	7	2006	3	5700	N	N	9752 57TH AVE S
003	022304	9144	5/22/06	\$439,950	1550	900	7	2006	3	5700	N	N	9734 57TH AVE S
003	387890	0190	9/30/04	\$330,000	1590	420	7	1949	4	5650	Y	N	10229 66TH AVE S
003	189500	0015	4/8/05	\$395,000	1600	0	7	1912	5	5100	N	N	9615 57TH AVE S
003	712930	2115	6/11/04	\$300,000	1600	0	7	1913	4	8475	N	N	9746 61ST AVE S
003	713030	0110	8/24/04	\$439,000	1610	1530	7	1998	3	7345	Y	N	10116 66TH AVE S
003	713030	0170	4/14/06	\$724,000	1620	1540	7	1982	3	8429	Y	N	10055 66TH AVE S
003	712930	4615	12/19/05	\$450,000	1620	290	7	1910	3	12870	Y	N	9281 56TH AVE S
003	713030	0170	7/25/05	\$413,000	1620	1540	7	1982	3	8429	Y	N	10055 66TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	712930	0525	9/2/06	\$389,000	1630	0	7	1904	3	5650	N	N	10006 61ST AVE S
003	387890	0454	5/10/06	\$395,500	1650	700	7	1948	3	6625	N	N	10436 WATERS AVE S
003	806700	0110	6/21/06	\$280,000	1710	0	7	1900	3	8211	N	N	10010 59TH AVE S
003	297680	0230	5/17/05	\$285,000	1720	530	7	1955	3	10620	N	N	10731 68TH AVE S
003	387890	0590	11/3/04	\$345,000	1740	480	7	1910	3	5650	Y	N	10403 67TH AVE S
003	297680	0015	3/9/05	\$287,000	1750	700	7	1955	3	7200	N	N	10700 68TH AVE S
003	712930	3635	6/10/04	\$326,950	1770	800	7	1907	4	5250	N	N	9321 57TH AVE S
003	405940	0505	6/8/05	\$375,000	1800	0	7	1944	3	9838	N	N	11213 LAKE RIDGE DR S
003	712930	2340	10/4/05	\$309,000	1810	280	7	1949	3	6554	N	N	9757 60TH AVE S
003	022304	9090	11/30/04	\$350,000	1840	500	7	1963	4	10278	N	N	5816 S PILGRIM ST
003	189250	0040	10/23/05	\$338,900	2020	400	7	1994	3	5400	N	N	5730 S GAZELLE ST
003	022304	9018	7/1/04	\$309,000	2040	0	7	1900	4	9478	N	N	9742 57TH AVE S
003	387890	0310	11/8/05	\$435,000	2150	0	7	1954	3	7300	Y	N	10247 WATERS AVE S
003	806600	0100	12/29/05	\$340,000	2280	0	7	1963	3	5863	N	N	9414 51ST AVE S
003	806600	0120	2/2/05	\$335,000	2280	0	7	1966	3	5720	N	N	9422 51ST AVE S
003	806600	0110	1/18/05	\$355,000	2940	0	7	1963	3	7445	N	N	5120 S ROXBURY ST
003	712930	5100	12/2/05	\$510,000	3340	220	7	1966	4	6572	Y	N	9317 51ST AVE S
003	806600	0111	1/14/05	\$345,000	3480	0	7	1967	3	7666	N	N	5118 S ROXBURY ST
003	806600	0030	12/14/05	\$355,000	3740	0	7	1964	3	8875	Y	N	9306 51ST AVE S
003	297680	1025	1/22/04	\$280,000	1040	700	8	1955	3	7911	Y	N	6601 S BANGOR ST
003	212270	0070	1/13/04	\$276,000	1210	770	8	2000	3	6600	Y	N	9037 46TH AVE S
003	246640	0050	11/3/05	\$307,000	1250	600	8	1999	3	4354	N	N	9629 53RD AVE S
003	022304	9145	4/6/06	\$442,000	1300	1070	8	2006	3	5700	N	N	9736 57TH AVE S
003	252090	0094	12/5/05	\$399,900	1380	480	8	1951	3	6900	N	N	10205 63RD AVE S
003	712930	1175	10/31/05	\$640,000	1390	1390	8	1977	4	5250	Y	N	9914 64TH AVE S
003	435620	0174	6/20/05	\$352,000	1390	860	8	2000	3	5000	N	N	9673 54TH AVE S
003	712980	0024	6/18/05	\$410,000	1400	960	8	2003	3	5956	N	N	9727 57TH AVE S
003	806700	0010	6/28/04	\$474,000	1410	1410	8	1960	5	6600	N	N	5915 S COOPER ST
003	212270	0065	1/5/04	\$280,000	1420	960	8	2003	3	8871	N	N	9035 46TH AVE S
003	712930	1075	10/25/05	\$557,000	1450	150	8	1931	3	6554	Y	N	9856 63RD AVE S
003	387890	0105	7/5/05	\$499,999	1460	1120	8	1954	4	5650	Y	N	10248 64TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	387890	0365	4/4/05	\$430,500	1480	0	8	1985	4	8160	Y	N	10202 66TH AVE S
003	414168	0100	2/16/05	\$318,500	1510	760	8	1987	3	5760	N	N	10731 68TH PL S
003	712930	1185	12/22/04	\$450,000	1550	1000	8	1955	4	10114	Y	N	9910 64TH AVE S
003	387890	0965	8/18/05	\$449,000	1580	1000	8	1963	3	5650	Y	N	6405 S PRENTICE ST
003	414168	0180	8/8/06	\$373,000	1610	0	8	1987	3	5760	N	N	10738 68TH PL S
003	712930	0806	6/10/04	\$359,500	1620	0	8	1906	3	8249	Y	N	9849 62ND AVE S
003	414168	0120	3/22/04	\$280,000	1690	0	8	1987	3	6308	N	N	10747 68TH PL S
003	712930	4025	2/2/06	\$409,950	1700	1790	8	2002	3	5500	N	N	9360 54TH AVE S
003	022304	9056	8/11/04	\$550,000	1710	500	8	1951	4	30830	Y	N	6519 S BANGOR ST
003	806700	0073	5/23/06	\$425,000	1770	1500	8	1962	3	8800	N	N	6006 S RYAN ST
003	712930	0320	10/13/05	\$435,000	1930	0	8	2001	3	5650	N	N	10049 63RD AVE S
003	712930	0320	8/2/04	\$358,000	1930	0	8	2001	3	5650	N	N	10049 63RD AVE S
003	387890	0360	3/15/04	\$429,950	1930	0	8	1914	4	6000	Y	N	10206 66TH AVE S
003	712930	3505	10/26/05	\$475,000	2040	200	8	1912	4	5250	N	N	9423 58TH AVE S
003	712930	1047	11/6/06	\$610,000	2190	1070	8	1978	3	5650	Y	N	9933 64TH AVE S
003	112304	9205	9/13/04	\$290,000	2270	0	8	1991	3	19818	N	N	11242 RENTON AVE S
003	713030	0670	11/2/04	\$450,000	2280	600	8	1928	3	6554	Y	N	10002 64TH AVE S
003	806700	0018	8/31/05	\$375,000	2410	0	8	2000	3	5021	N	N	10035 A 61ST AVE S
003	405940	0005	12/27/05	\$499,950	2860	0	8	2006	3	6050	N	N	11406 74TH AVE S
003	387890	0280	3/6/06	\$424,950	1540	460	9	1983	4	2250	N	N	10215 WATERS AVE S
003	387890	0280	3/30/05	\$363,000	1540	460	9	1983	4	2250	N	N	10215 WATERS AVE S
003	712930	0760	8/15/06	\$490,000	1700	860	9	1993	3	6554	Y	N	9801 62ND AVE S
003	387890	0679	10/5/06	\$699,000	2370	580	9	2003	3	5650	Y	N	10416 66TH AVE S
003	387890	0678	10/28/04	\$512,500	2460	230	9	2004	3	5650	Y	N	10422 66TH AVE S
004	807300	0025	9/13/05	\$319,000	680	500	6	1922	4	4500	Y	N	10128 WATERS AVE S
004	712930	1600	10/28/04	\$227,250	700	0	6	1922	4	6250	Y	N	9853 RAINIER AVE S
004	807300	0320	6/21/06	\$380,000	800	0	6	1918	4	6000	Y	N	10127 RAINIER AVE S
004	712930	3120	1/19/05	\$209,950	810	0	6	1950	3	4300	N	N	9558 WATERS AVE S
004	712930	2860	3/21/05	\$300,000	880	880	6	1953	4	5250	Y	N	6118 S PILGRIM ST
004	737760	0024	3/19/04	\$214,950	960	300	6	1908	3	6120	N	N	9264 LIMA TER S
004	807100	0045	7/27/04	\$293,500	1030	0	6	1921	5	5700	N	N	9313 LIMA TER S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	807300	0010	11/5/04	\$198,000	1060	0	6	1918	3	4500	Y	N	10116 WATERS AVE S
004	712930	3305	12/14/05	\$275,000	1080	600	6	1934	4	6150	N	N	5923 S CARVER ST
004	712930	3122	2/19/04	\$240,000	1080	200	6	1922	4	5070	N	N	6007 S REDWING ST
004	806900	0225	4/28/04	\$275,000	1090	260	6	1909	3	4601	Y	N	7511 S TAFT ST
004	807100	0005	6/1/06	\$366,000	1190	400	6	1919	3	6090	Y	N	5909 S FLETCHER ST
004	807100	0040	10/17/06	\$340,000	1200	0	6	1924	3	5304	N	N	9302 WATERS AVE S
004	807000	0135	4/6/04	\$200,000	1200	0	6	1997	3	2523	N	N	9271 ITHACA PL S
004	807000	0190	11/21/06	\$252,000	1670	0	6	1908	3	3420	N	N	9280 ITHACA PL S
004	807100	0085	10/12/04	\$225,500	800	800	7	1971	3	3811	N	N	9310 WATERS AVE S
004	712930	1935	9/16/05	\$445,000	970	860	7	1939	4	4725	Y	N	9752 WATERS AVE S
004	712930	1935	10/6/04	\$385,000	970	860	7	1939	4	4725	Y	N	9752 WATERS AVE S
004	524180	0025	12/12/05	\$425,000	990	960	7	1948	3	4500	Y	N	9320 LIMA TER S
004	807100	0055	5/3/05	\$301,075	1010	0	7	1925	3	5700	N	N	9321 LIMA TER S
004	712930	1845	9/9/05	\$469,950	1080	1080	7	1958	3	5650	Y	N	9732 ARROWSMITH AVE S
004	712930	2615	11/15/04	\$329,000	1090	0	7	1929	5	4500	N	N	6123 S PILGRIM ST
004	712930	3265	4/14/04	\$300,000	1090	870	7	1950	3	5400	Y	N	6030 S ROXBURY ST
004	807300	0215	4/27/06	\$195,000	1100	0	7	1946	3	10800	N	N	10042 68TH AVE S
004	807300	0420	6/8/05	\$416,900	1160	1160	7	1956	4	5067	Y	N	7119 S TAFT ST
004	807300	0420	9/13/04	\$349,000	1160	1160	7	1956	4	5067	Y	N	7119 S TAFT ST
004	712930	2905	7/23/04	\$312,000	1180	900	7	1958	4	5424	N	N	6023 S ROXBURY ST
004	807300	0465	10/16/06	\$975,000	1200	0	7	1951	3	10060	Y	Y	9962 RAINIER AVE S
004	807300	0465	6/29/05	\$830,000	1200	0	7	1951	3	10060	Y	Y	9962 RAINIER AVE S
004	222040	0165	10/19/04	\$615,000	1210	800	7	1924	4	5021	Y	Y	10668 RAINIER AVE S
004	712930	2810	2/23/04	\$275,000	1220	0	7	1962	3	6240	Y	N	9683 RAINIER AVE S
004	712930	0010	6/10/04	\$281,000	1260	0	7	1912	3	5250	Y	N	7207 S TAFT ST
004	712930	2865	4/5/04	\$380,000	1270	670	7	1960	4	5250	Y	N	6110 S PILGRIM ST
004	712930	3135	1/20/05	\$245,000	1280	0	7	1969	4	2380	N	N	9550 WATERS AVE S
004	712930	2775	2/18/05	\$424,000	1300	720	7	1964	4	7500	Y	N	6125 S KEPPLER ST
004	712930	2580	2/10/06	\$406,000	1340	300	7	1911	3	5200	Y	N	6111 S PILGRIM ST
004	405820	1555	2/13/06	\$1,075,000	1460	1340	7	1989	4	5800	Y	Y	10880 RAINIER AVE S
004	807300	0105	5/24/04	\$235,000	1470	760	7	1919	3	9462	N	N	10015 68TH AVE S

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**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	807300	0585	6/24/05	\$825,000	1490	800	7	1948	3	12174	Y	Y	10128 RAINIER AVE S
004	712930	3315	2/11/04	\$319,000	1490	400	7	1926	4	6150	N	N	6001 S CARVER ST
004	713030	1240	6/30/05	\$359,000	1630	1110	7	1960	4	7910	Y	N	9852 ARROWSMITH AVE S
004	712930	1549	7/2/04	\$350,000	1800	0	7	1968	4	6250	Y	N	9809 RAINIER AVE S
004	712930	0030	5/24/04	\$360,000	2210	0	7	1910	3	7140	Y	N	7227 S TAFT ST
004	712930	3395	8/11/04	\$425,000	2560	0	7	1906	4	6150	Y	N	6036 S REDWING ST
004	405820	1560	6/22/04	\$720,000	880	0	8	1948	4	8130	Y	Y	10900 RAINIER AVE S
004	806900	0175	8/21/06	\$530,000	1150	1100	8	1946	3	9150	Y	N	7544 S TAFT ST
004	405820	1580	6/7/05	\$960,552	1170	1150	8	1955	4	5880	Y	Y	10884 RAINIER AVE S
004	807000	0140	6/14/06	\$337,500	1220	780	8	2004	3	4233	Y	N	9265 ITHACA PL S
004	756760	0030	12/7/06	\$1,286,000	1400	1240	8	1954	3	6165	Y	Y	11232 RAINIER AVE S
004	756760	0020	11/8/04	\$780,000	1430	300	8	1932	4	5264	Y	Y	11230 RAINIER AVE S
004	405820	1540	12/17/04	\$700,000	1430	1360	8	1947	3	6188	Y	Y	10856 RAINIER AVE S
004	167840	0047	12/6/06	\$1,230,000	1460	1460	8	1968	4	6108	Y	Y	11000 RAINIER AVE S
004	756760	0006	3/21/06	\$1,285,000	1540	1070	8	1997	3	5675	Y	Y	11202 RAINIER AVE S
004	712930	1580	10/4/05	\$683,000	1540	1000	8	1913	4	6250	Y	N	9843 RAINIER AVE S
004	712930	1580	6/23/05	\$500,000	1540	1000	8	1913	4	6250	Y	N	9843 RAINIER AVE S
004	806900	0095	5/20/05	\$842,000	1560	700	8	1930	4	5145	Y	Y	10390 RAINIER AVE S
004	712930	3105	6/26/06	\$995,000	1640	0	8	1963	3	2521	Y	Y	9664 RAINIER AVE S
004	807300	0515	5/6/04	\$700,000	1650	0	8	1950	3	9075	Y	Y	10024 RAINIER AVE S
004	713030	0735	7/11/06	\$531,000	1740	1000	8	1955	3	8750	Y	N	9925 RAINIER AVE S
004	756760	0065	4/15/04	\$871,000	2010	1300	8	1966	3	8111	Y	Y	8726 S 113TH ST
004	807300	0630	9/28/06	\$1,250,000	2020	740	8	1976	3	1715	Y	Y	9924 RAINIER AVE S
004	807300	0630	4/10/06	\$985,000	2020	740	8	1976	3	1715	Y	Y	9924 RAINIER AVE S
004	807300	0390	6/1/05	\$570,000	2200	710	8	2000	3	5760	Y	N	7130 S TAFT ST
004	167840	0030	7/20/06	\$1,325,000	3340	0	8	1961	4	6169	Y	Y	11008 RAINIER AVE S
004	712930	1665	3/22/04	\$730,000	1740	990	9	1981	3	1170	Y	Y	9846 RAINIER AVE S
004	167840	0056	9/9/05	\$1,199,950	1860	1500	9	1973	4	6170	Y	Y	10944 RAINIER AVE S
004	712930	1655	8/25/04	\$805,000	1940	0	9	1981	4	1362	Y	Y	9840 RAINIER AVE S
004	222040	0215	10/18/06	\$1,420,000	2180	200	9	1977	5	2440	Y	Y	10822 RAINIER AVE S
004	712930	2920	10/14/04	\$575,000	2260	0	9	2004	3	4237	Y	N	6045 S ROXBURY ST

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**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	167840	0054	6/5/06	\$1,325,000	2270	0	9	1999	3	6156	Y	Y	10940 RAINIER AVE S
004	712930	3095	8/17/06	\$1,135,000	2620	0	9	1962	3	2830	Y	Y	9654 RAINIER AVE S
004	807300	0538	8/17/06	\$1,110,000	2640	0	9	2003	3	10336	Y	Y	10042 RAINIER AVE S
004	712930	3155	6/27/06	\$660,000	3060	0	9	2006	3	6900	N	N	6031 S REDWING ST
004	712930	3110	4/14/04	\$940,000	3250	0	9	1980	4	2195	Y	Y	9668 RAINIER AVE S
004	712930	3150	4/27/06	\$662,000	3590	0	9	2006	3	6900	N	N	6037 S REDWING ST
004	712930	2701	4/18/05	\$925,000	1160	930	10	2006	3	5513	Y	Y	9676 RAINIER AVE S
004	712930	1899	11/17/04	\$580,000	2070	540	10	2004	3	5650	Y	N	9763 ARROWSMITH AVE S
004	713030	1250	6/7/04	\$527,000	2220	1240	10	2001	3	6780	Y	N	9844 ARROWSMITH AVE S
004	807300	0400	4/28/06	\$1,135,000	2960	1300	11	2005	3	6478	Y	N	7100 S RYAN ST
005	936870	0191	5/12/06	\$224,950	590	0	5	1942	3	2280	N	N	10826 55TH AVE S
005	936870	0191	4/25/05	\$162,000	590	0	5	1942	3	2280	N	N	10826 55TH AVE S
005	547620	0197	4/26/06	\$206,000	600	0	5	1947	3	6496	N	N	5129 S CRESTON ST
005	806800	0551	9/22/05	\$184,950	670	0	5	1950	3	4000	N	N	10512 55TH AVE S
005	936870	0270	9/22/05	\$205,000	580	580	6	1942	3	5082	N	N	5625 S FOUNTAIN ST
005	335240	1085	2/22/05	\$160,000	620	0	6	1942	4	7030	N	N	5355 S AVON ST
005	936870	0095	6/26/06	\$222,000	640	610	6	1918	3	7925	N	N	10623 57TH AVE S
005	335240	1725	1/20/05	\$163,750	660	0	6	1946	3	5000	N	N	11206 BEACON AVE S
005	936870	0185	12/8/05	\$236,000	660	760	6	1944	3	3792	N	N	10817 56TH AVE S
005	936870	0295	8/26/05	\$255,000	660	660	6	1945	5	6600	N	N	10740 56TH AVE S
005	335240	0838	11/1/04	\$200,000	690	0	6	1942	4	6750	N	N	11012 56TH AVE S
005	335240	2200	6/20/06	\$236,950	720	0	6	1950	3	4500	N	N	5709 S WALLACE ST
005	713130	0320	2/2/05	\$195,000	730	0	6	1945	3	8301	N	N	9940 51ST AVE S
005	335240	2273	3/7/05	\$192,900	730	0	6	1950	4	6820	N	N	11803 57TH AVE S
005	335240	1005	5/15/06	\$278,000	750	500	6	1914	4	4630	N	N	5623 S AVON ST
005	335240	1875	9/7/06	\$194,700	750	0	6	1946	3	4500	N	N	11239 LUTHER AVE S
005	335240	2120	6/23/05	\$185,000	750	0	6	1953	3	8000	N	N	11268 57TH AVE S
005	936870	0131	9/16/05	\$228,000	760	100	6	1951	3	4335	Y	N	5503 S BANGOR ST
005	335240	0901	1/25/06	\$207,000	760	0	6	1942	3	7600	N	N	5624 S AVON ST
005	335240	1735	7/13/05	\$250,000	770	770	6	1946	4	4000	N	N	11210 BEACON AVE S
005	335240	0382	9/8/04	\$240,000	770	0	6	1924	4	6000	N	N	5135 S HAZEL ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	335240	2271	8/3/06	\$297,500	780	0	6	1950	3	5000	N	N	11750 BEACON AVE S
005	252090	0345	9/28/04	\$198,000	780	0	6	1928	4	8300	Y	N	10421 RENTON AVE S
005	087400	0010	10/7/05	\$225,000	780	0	6	1948	4	6000	N	N	10222 59TH AVE S
005	335240	0566	8/9/05	\$149,350	780	0	6	1946	3	4096	N	N	10821 55TH AVE S
005	334840	1030	1/24/06	\$285,000	790	0	6	1954	3	21510	N	N	5135 S AUGUSTA ST
005	335240	1971	7/25/06	\$245,000	790	0	6	1943	3	10000	N	N	5625 S AUGUSTA ST
005	936870	0294	1/21/04	\$170,000	800	420	6	1946	3	9200	N	N	5604 S FOUNTAIN ST
005	335240	0025	6/20/05	\$197,500	820	0	6	1941	3	7200	N	N	5133 S BANGOR ST
005	936870	0112	9/2/04	\$206,000	840	0	6	1951	4	5400	N	N	5519 S BANGOR ST
005	547620	0065	7/26/06	\$287,000	850	0	6	1931	3	6579	N	N	5113 A S RUGGLES ST
005	547620	0192	7/22/04	\$180,000	860	0	6	1935	3	7460	N	N	5147 S CRESTON ST
005	335240	0375	5/23/05	\$225,000	880	0	6	1924	3	12000	N	N	5131 S HAZEL ST
005	806800	0534	4/13/05	\$195,000	910	600	6	1950	3	3915	N	N	5522 S BANGOR ST
005	806800	0565	9/30/05	\$200,000	940	0	6	1951	3	10304	N	N	10506 55TH AVE S
005	806800	0565	11/9/04	\$160,000	940	0	6	1951	3	10304	N	N	10506 55TH AVE S
005	936870	0187	12/5/05	\$210,000	950	0	6	1940	3	7026	N	N	5524 S LEO ST
005	936870	0165	1/20/06	\$300,000	960	960	6	1985	3	7955	N	N	10743 56TH AVE S
005	335240	0563	6/21/05	\$210,000	970	0	6	1948	3	7040	N	N	10817 55TH AVE S
005	297680	0748	7/17/06	\$269,000	980	0	6	1959	3	6618	N	N	10621 RENTON AVE S
005	936870	0272	11/14/06	\$330,000	1010	720	6	1948	3	3360	N	N	5638 S FOUNTAIN ST
005	936870	0272	1/3/06	\$237,000	1010	720	6	1948	3	3360	N	N	5638 S FOUNTAIN ST
005	547620	0165	2/10/05	\$231,000	1010	900	6	1919	4	8162	N	N	5349 S CRESTON ST
005	806800	0532	8/27/05	\$179,551	1020	0	6	1950	3	4592	N	N	5516 S BANGOR ST
005	547620	0155	10/17/05	\$264,950	1020	1000	6	1947	3	6450	N	N	5357 S CRESTON ST
005	297680	0756	9/13/06	\$283,000	1030	0	6	1959	3	6030	N	N	10637 RENTON AVE S
005	297680	0751	3/29/06	\$279,000	1030	0	6	1959	3	7679	N	N	10631 RENTON AVE S
005	335240	2201	4/8/04	\$202,000	1030	0	6	1950	3	4500	N	N	5703 S WALLACE ST
005	334840	1315	9/1/05	\$241,000	1060	0	6	1951	3	9727	N	N	11842 55TH AVE S
005	936870	0170	8/16/04	\$180,500	1060	0	6	1950	3	16095	N	N	10747 56TH AVE S
005	335240	0040	11/28/05	\$256,000	1080	0	6	1940	3	14239	N	N	10619 53RD AVE S
005	335240	1980	7/21/06	\$280,000	1090	0	6	1952	3	7200	N	N	11221 57TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	335240	0476	11/20/06	\$300,000	1090	0	6	1912	3	8775	N	N	5125 S FOUNTAIN ST
005	335240	0845	9/1/06	\$264,950	1090	0	6	1946	3	7600	N	N	5625 S LEO ST
005	547620	0135	8/27/04	\$213,000	1100	0	6	1914	3	13630	N	N	5330 S CRESTON ST
005	806800	0110	10/12/04	\$203,500	1110	0	6	1920	3	6000	N	N	10246 57TH AVE S
005	936870	0285	6/19/06	\$273,000	1120	0	6	1942	3	8700	N	N	10818 56TH AVE S
005	936870	0281	2/16/05	\$215,000	1150	360	6	1941	3	6860	N	N	5604 S LEO ST
005	087400	0045	6/7/06	\$300,000	1200	0	6	1952	3	7500	N	N	10217 RENTON AVE S
005	087400	0045	9/19/05	\$272,000	1200	0	6	1952	3	7500	N	N	10217 RENTON AVE S
005	936870	0341	10/9/06	\$329,000	1220	400	6	1955	4	6900	N	N	10727 59TH AVE S
005	335240	0010	3/23/06	\$265,000	1250	0	6	1940	3	7200	N	N	10610 51ST AVE S
005	806800	0265	7/28/05	\$256,000	1260	0	6	1949	3	7575	N	N	5632 S BANGOR ST
005	335240	1034	8/18/06	\$250,000	1290	0	6	1943	3	7865	N	N	11127 59TH AVE S
005	334840	1584	7/27/06	\$285,000	1400	0	6	1948	3	7300	N	N	5160 S AUGUSTA ST
005	334840	1590	5/20/05	\$255,000	1440	0	6	1948	3	5555	N	N	5150 S AUGUSTA ST
005	297680	0749	7/25/05	\$170,000	1460	0	6	1959	3	7254	N	N	10623 RENTON AVE S
005	334840	0570	7/29/05	\$282,750	1470	0	6	1928	3	7708	N	N	5111 S WALLACE ST
005	806800	0580	7/27/04	\$263,488	1930	0	6	1927	3	15064	N	N	10443 56TH AVE S
005	297680	0840	10/26/06	\$325,000	750	260	7	1954	3	7020	N	N	6112 S HAZEL ST
005	335240	0350	6/16/06	\$249,950	780	0	7	1947	3	4950	N	N	5103 S HAZEL ST
005	806800	0420	7/27/06	\$270,000	790	790	7	1972	3	10000	N	N	10241 57TH AVE S
005	297680	0985	6/16/05	\$229,950	790	790	7	1954	3	7200	N	N	6303 S FOUNTAIN ST
005	806800	0535	8/6/04	\$200,000	810	0	7	1951	3	4480	N	N	5512 S BANGOR ST
005	713130	0083	1/12/05	\$270,000	820	820	7	1912	4	19440	N	N	9669 RENTON AVE S
005	335240	2071	6/1/05	\$210,000	820	0	7	1955	3	7200	N	N	11229 59TH AVE S
005	936870	0070	6/23/05	\$250,000	860	0	7	1950	3	15840	N	N	5611 S BANGOR ST
005	335240	1476	3/23/05	\$190,000	860	0	7	1949	3	5000	N	N	11152 BEACON AVE S
005	297680	0640	5/30/06	\$262,000	860	0	7	1954	3	12225	N	N	6211 S HAZEL CT
005	444040	0155	6/14/06	\$300,000	880	400	7	1961	3	5100	N	N	5909 S EASTWOOD DR
005	806800	0315	7/3/06	\$260,000	880	400	7	1910	4	10000	N	N	10417 57TH AVE S
005	547620	0127	7/15/05	\$258,000	900	840	7	1989	3	7784	N	N	5152 S CRESTON ST
005	444040	0230	10/28/04	\$230,000	910	500	7	1955	3	6500	N	N	10708 61ST AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	335240	0855	2/15/05	\$200,000	910	0	7	1980	3	11400	N	N	5717 S LEO ST
005	334840	1553	11/22/05	\$278,250	940	340	7	1950	3	10706	Y	N	11179 BEACON AVE S
005	335240	0695	5/2/05	\$256,200	940	0	7	1951	3	11400	N	N	5339 S LEO ST
005	335240	0795	3/4/04	\$211,950	950	500	7	1931	3	11400	N	N	5360 S AVON ST
005	334840	1592	3/29/05	\$225,000	960	140	7	1947	3	15390	Y	N	11113 BEACON AVE S
005	335240	0220	7/24/06	\$331,000	960	150	7	1953	3	11400	N	N	5326 S HAZEL ST
005	806800	0412	7/5/05	\$257,450	970	700	7	1954	3	4600	N	N	5604 S BANGOR ST
005	335240	2016	1/16/06	\$220,000	1000	1000	7	1951	3	8000	N	N	11261 57TH AVE S
005	039300	0010	5/17/05	\$235,000	1010	0	7	1953	3	5200	N	N	10255 RENTON AVE S
005	806800	0631	4/15/05	\$286,500	1010	950	7	1994	3	10808	Y	N	10409 56TH AVE S
005	334840	1372	12/16/05	\$315,000	1020	720	7	1963	3	9900	N	N	5534 S 119TH ST
005	547620	0195	2/10/06	\$320,000	1040	440	7	1990	3	6496	N	N	5130 S BANGOR ST
005	334840	1020	7/5/06	\$365,000	1040	1000	7	2006	3	11471	N	N	5119 S AUGUSTA ST
005	936870	0121	11/14/06	\$284,900	1040	0	7	1963	3	7830	N	N	5530 S HAZEL ST
005	334840	1020	1/27/06	\$280,000	1040	1000	7	2006	3	11471	N	N	5119 S AUGUSTA ST
005	936870	0359	12/27/05	\$239,500	1040	0	7	1979	3	9200	N	N	10759 59TH AVE S
005	335240	1077	5/13/05	\$229,500	1040	0	7	1959	3	6168	N	N	5331 S AVON ST
005	334840	1775	11/14/05	\$234,000	1060	250	7	1953	3	4550	N	N	11019 BEACON AVE S
005	335240	0398	11/17/05	\$265,000	1060	300	7	1951	3	6970	Y	N	10711 53RD AVE S
005	444040	0085	5/12/06	\$329,950	1070	690	7	1978	3	6060	N	N	5902 S FOUNTAIN ST
005	334840	1440	5/12/04	\$205,000	1070	0	7	1952	3	8400	N	N	5376 S WALLACE ST
005	334840	1451	3/17/05	\$200,000	1070	0	7	1951	3	8400	N	N	5380 S WALLACE ST
005	022304	9105	8/28/06	\$267,500	1080	0	7	1955	3	5000	N	N	6201 S BANGOR ST
005	335240	0485	10/20/06	\$450,000	1080	1010	7	1985	3	9506	N	N	5151 S FOUNTAIN ST
005	444040	0020	10/6/05	\$278,500	1080	0	7	1957	3	6000	N	N	5920 S EASTWOOD DR
005	334840	1382	7/6/05	\$284,000	1090	600	7	1982	3	12662	N	N	5511 S WALLACE ST
005	335240	0015	11/18/05	\$299,795	1090	1000	7	2002	3	7200	N	N	5119 S BANGOR ST
005	232880	0043	10/19/04	\$225,000	1090	0	7	1957	3	7440	N	N	10217 55TH AVE S
005	335240	2103	9/1/06	\$355,000	1100	600	7	1962	3	8195	N	N	11245 59TH AVE S
005	335240	0286	11/22/06	\$223,500	1100	0	7	1955	3	7350	N	N	10717 55TH AVE S
005	936870	0130	6/29/06	\$377,500	1110	500	7	1951	3	3740	Y	N	5507 S BANGOR ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	936870	0130	1/11/05	\$200,000	1110	500	7	1951	3	3740	Y	N	5507 S BANGOR ST
005	335240	0765	8/28/06	\$425,000	1110	1110	7	1954	3	7000	N	N	5558 S AVON ST
005	335240	0765	8/16/05	\$335,000	1110	1110	7	1954	3	7000	N	N	5558 S AVON ST
005	806800	0710	4/21/04	\$256,000	1110	800	7	1950	3	12760	Y	N	10221 56TH AVE S
005	713130	0221	7/14/06	\$353,000	1120	670	7	1968	3	10302	N	N	9851 RENTON AVE S
005	297680	0850	5/18/06	\$300,000	1120	0	7	1954	3	7800	N	N	6107 S HAZEL ST
005	334840	1411	3/25/05	\$245,000	1130	1000	7	1956	3	3510	N	N	11633 54TH AVE S
005	936870	0385	8/31/05	\$220,000	1130	840	7	1977	3	14381	N	N	10736 57TH AVE S
005	334840	1287	2/25/05	\$246,000	1140	0	7	1955	3	7840	N	N	5363 S WALLACE ST
005	936870	0405	3/11/05	\$190,000	1140	0	7	1981	3	9880	N	N	10714 57TH AVE S
005	335240	0764	7/11/05	\$280,000	1150	350	7	1953	3	6000	N	N	11027 56TH AVE S
005	334840	1452	4/14/06	\$280,000	1150	0	7	1951	3	8400	N	N	5504 S WALLACE ST
005	936870	0370	10/25/05	\$240,000	1160	1160	7	1966	3	7242	N	N	5704 S LEO ST
005	432760	0015	10/5/06	\$326,250	1180	0	7	1951	3	13800	N	N	5562 S JUNIPER ST
005	335240	2246	11/14/05	\$293,000	1180	760	7	1963	3	6360	N	N	11729 LUTHER AVE S
005	335240	1027	10/13/06	\$275,000	1180	0	7	1980	3	10126	N	N	11115 59TH AVE S
005	334840	1663	6/29/06	\$298,498	1198	0	7	1971	3	9550	N	N	11321 51ST AVE S
005	087400	0055	8/19/05	\$298,000	1200	440	7	1951	3	8385	N	N	10229 RENTON AVE S
005	335240	2101	12/27/06	\$340,000	1200	0	7	1959	3	8250	N	N	11255 59TH AVE S
005	232880	0080	11/10/05	\$340,000	1200	1200	7	1958	3	6837	N	N	5339 S RUGGLES ST
005	022304	9069	8/3/05	\$303,000	1200	0	7	1952	3	8700	N	N	10230 59TH AVE S
005	957810	0250	12/8/04	\$267,000	1210	400	7	1987	3	9613	N	N	11810 56TH PL S
005	957810	0070	12/29/05	\$337,000	1210	400	7	1987	3	10513	N	N	11825 56TH PL S
005	957810	0300	11/1/06	\$350,000	1220	780	7	1987	3	11564	Y	N	5323 S WALLACE ST
005	957810	0200	3/25/04	\$252,500	1220	820	7	1987	3	11910	N	N	11838 56TH PL S
005	806800	0635	12/22/06	\$395,000	1240	100	7	1994	3	7622	N	N	10326 55TH AVE S
005	334840	1100	8/5/05	\$238,800	1240	0	7	1955	3	7200	N	N	11849 55TH AVE S
005	335240	0075	6/13/06	\$300,000	1240	1000	7	1963	3	7280	Y	N	5136 S HAZEL ST
005	335240	0165	12/22/04	\$245,000	1240	0	7	1969	3	9621	N	N	5323 A S BANGOR ST
005	335240	0165	2/25/04	\$185,000	1240	0	7	1969	3	9621	N	N	5323 A S BANGOR ST
005	297680	0855	8/24/06	\$268,000	1250	0	7	1954	3	8610	N	N	6115 S HAZEL ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	335240	1890	10/21/04	\$225,000	1250	0	7	1956	3	5000	N	N	11221 LUTHER AVE S
005	936870	0097	4/28/05	\$335,000	1260	900	7	1993	3	7925	N	N	10627 57TH AVE S
005	713130	0104	6/26/04	\$192,350	1270	0	7	1938	3	9250	N	N	9674 51ST AVE S
005	936870	0205	10/8/04	\$270,000	1290	980	7	1961	3	10556	N	N	10800 55TH AVE S
005	713130	0086	2/15/06	\$363,000	1300	670	7	1990	3	9627	N	N	9653 RENTON AVE S
005	713130	0080	4/22/05	\$308,000	1300	600	7	1990	3	7261	N	N	9659 RENTON AVE S
005	921840	0005	5/6/05	\$335,000	1310	940	7	1967	3	4002	Y	N	10109 RENTON AVE S
005	334840	1395	8/9/06	\$435,000	1310	1100	7	1999	3	9605	Y	N	
005	297680	1005	10/27/06	\$238,900	1320	0	7	1954	3	7980	N	N	10803 RENTON AVE S
005	334840	1608	11/17/05	\$415,000	1320	1320	7	1999	3	8238	N	N	5135 S AVON ST
005	335240	0865	4/22/04	\$219,950	1320	0	7	1983	3	16605	N	N	11015 59TH AVE S
005	334840	1010	7/17/06	\$465,000	1340	570	7	1985	3	47916	N	N	5111 S AUGUSTA ST
005	334840	1045	6/29/06	\$325,000	1340	200	7	1956	3	11347	N	N	5149 S AUGUSTA ST
005	335240	1081	7/26/05	\$322,000	1340	950	7	1993	3	7200	N	N	5347 S AVON ST
005	335240	0598	4/18/04	\$260,000	1340	780	7	1989	3	7200	N	N	10830 53RD AVE S
005	806800	0517	4/10/06	\$295,000	1350	0	7	1957	3	7300	N	N	5614 S PRENTICE ST
005	232880	0085	4/5/04	\$245,000	1350	1350	7	1957	3	6837	N	N	5345 S RUGGLES ST
005	806800	0050	9/6/06	\$410,000	1360	800	7	1908	2	6950	Y	N	5727 S RYAN ST
005	335240	0397	9/21/04	\$283,950	1360	260	7	1956	4	5780	N	N	10703 53RD AVE S
005	335240	1960	4/8/05	\$260,000	1360	900	7	1963	3	9669	N	N	5615 S AUGUSTA ST
005	444040	0025	5/9/06	\$377,950	1380	1070	7	1963	3	6000	N	N	5926 S EASTWOOD DR
005	432760	0021	7/27/05	\$339,000	1380	1100	7	1942	3	8983	N	N	5570 S JUNIPER ST
005	444040	0045	5/30/06	\$339,500	1390	0	7	1956	3	6000	N	N	10705 61ST AVE S
005	334840	1415	11/22/04	\$239,900	1390	0	7	1952	4	7125	N	N	5344 S WALLACE ST
005	335240	0600	4/27/05	\$319,000	1410	0	7	1966	3	6240	N	N	11016 BEACON AVE S
005	335240	2005	3/9/06	\$260,000	1410	1410	7	1953	3	10560	N	N	11249 57TH AVE S
005	334840	1279	7/19/06	\$262,000	1420	0	7	1959	3	11440	N	N	11827 55TH AVE S
005	444040	0095	8/18/06	\$400,000	1430	690	7	1978	3	6060	N	N	5914 S FOUNTAIN ST
005	334840	1288	10/11/04	\$198,000	1440	0	7	1955	3	10160	N	N	5355 S WALLACE ST
005	335240	1241	5/24/05	\$320,000	1450	1150	7	1964	4	4500	N	N	11150 LUTHER AVE S
005	334840	1098	6/8/04	\$204,000	1460	0	7	1955	3	7200	N	N	11843 55TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	713130	0480	12/13/06	\$375,000	1480	1000	7	1955	3	8700	N	N	10018 51ST AVE S
005	957810	0240	1/22/04	\$242,000	1480	530	7	1987	3	9661	N	N	11814 56TH PL S
005	547620	0167	7/6/05	\$259,000	1490	0	7	1980	3	6700	N	N	5348 S BANGOR ST
005	547620	0167	4/6/05	\$226,000	1490	0	7	1980	3	6700	N	N	5348 S BANGOR ST
005	335240	0125	6/5/06	\$335,000	1500	750	7	1959	3	7875	Y	N	10620 51ST AVE S
005	921840	0140	9/1/04	\$372,500	1540	820	7	1963	4	8500	Y	N	5703 S VICTOR ST
005	713130	0009	3/23/06	\$350,000	1550	0	7	1921	3	7200	N	N	9628 51ST AVE S
005	335240	0175	11/8/06	\$267,950	1560	0	7	1955	3	10393	N	N	10601 55TH AVE S
005	936870	0406	12/4/06	\$316,500	1560	0	7	1992	3	7303	N	N	10710 57TH AVE S
005	936870	0406	4/14/04	\$238,000	1560	0	7	1992	3	7303	N	N	10710 57TH AVE S
005	936870	0406	3/11/05	\$210,000	1560	0	7	1992	3	7303	N	N	10710 57TH AVE S
005	335240	0275	6/2/04	\$176,500	1650	0	7	1966	3	9000	N	N	5331 S HAZEL ST
005	335240	0406	5/8/06	\$417,000	1880	0	7	1989	3	6900	Y	N	5152 S FOUNTAIN ST
005	936870	0115	3/3/05	\$255,000	1880	0	7	1983	3	9000	N	N	5520 S HAZEL ST
005	444040	0060	6/15/06	\$334,900	1950	0	7	1957	3	6000	N	N	6001 S HAZEL ST
005	335240	0488	9/16/04	\$271,089	1960	0	7	1985	3	8531	N	N	5145 S FOUNTAIN ST
005	022304	9027	8/29/06	\$435,000	1976	0	7	1910	3	11504	N	N	10443 62ND AVE S
005	022304	9027	8/24/04	\$265,000	1976	0	7	1910	3	11504	N	N	10443 62ND AVE S
005	806800	0400	5/2/06	\$404,000	2080	0	7	1950	4	10000	N	N	10452 56TH AVE S
005	713130	0010	3/16/06	\$439,500	2461	0	7	2004	3	7200	N	N	9626 51ST AVE S
005	806800	0460	4/10/06	\$575,000	2600	0	7	1916	3	13800	Y	N	5623 S RYAN ST
005	444040	0200	2/7/06	\$383,000	2640	0	7	2006	3	7380	N	N	5943 S FOUNTAIN ST
005	039300	0350	2/11/05	\$285,000	1030	800	8	1962	4	7400	N	N	10405 60TH AVE S
005	334840	1392	3/8/06	\$400,000	1080	1090	8	1998	3	12306	N	N	5314 S WALLACE ST
005	335240	0545	2/16/06	\$409,000	1200	890	8	1999	3	10169	N	N	5327 S FOUNTAIN ST
005	335240	0544	6/13/05	\$345,000	1200	890	8	1999	3	7312	N	N	5331 S FOUNTAIN ST
005	335240	0545	6/23/04	\$335,000	1200	890	8	1999	3	10169	N	N	5327 S FOUNTAIN ST
005	039300	0030	12/13/04	\$299,950	1230	1230	8	1957	3	7500	N	N	10314 61ST AVE S
005	547620	0090	7/11/05	\$397,000	1250	860	8	1994	3	6943	N	N	10320 51ST AVE S
005	232880	0030	8/29/06	\$430,000	1250	890	8	2002	3	5600	N	N	5435 S RYAN ST
005	334840	1046	6/6/06	\$442,848	1250	900	8	2005	3	12233	N	N	5147 S AUGUSTA ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	334840	1047	4/24/06	\$435,000	1250	900	8	2005	3	9601	N	N	5143 S AUGUSTA ST
005	334840	1048	4/27/06	\$435,000	1250	900	8	2005	3	9600	N	N	5141 S AUGUSTA ST
005	039300	0050	7/14/04	\$370,000	1270	1270	8	1956	3	10044	Y	N	10300 61ST AVE S
005	444040	0195	12/22/05	\$399,950	1280	1200	8	2005	3	6200	N	N	5937 S FOUNTAIN ST
005	444040	0190	8/22/05	\$388,450	1280	1200	8	2005	3	6250	N	N	5931 S FOUNTAIN ST
005	444040	0185	6/28/05	\$378,450	1280	1200	8	2005	3	6300	N	N	5927 S FOUNTAIN ST
005	444040	0140	4/1/05	\$300,000	1294	832	8	2005	3	6120	N	N	5927 S EASTWOOD DR
005	334840	1612	9/15/04	\$340,000	1300	1180	8	2004	3	11331	Y	N	5133 S AVON ST
005	039300	0385	11/3/05	\$266,000	1320	0	8	1956	3	7980	N	N	10426 59TH AVE S
005	039300	0385	6/25/04	\$246,000	1320	0	8	1956	3	7980	N	N	10426 59TH AVE S
005	056100	0010	3/2/06	\$415,000	1330	870	8	1998	3	5375	N	N	10610 59TH AVE S
005	056100	0010	6/15/05	\$360,000	1330	870	8	1998	3	5375	N	N	10610 59TH AVE S
005	022304	9102	11/10/04	\$282,000	1340	240	8	1954	3	8900	N	N	10451 RENTON AVE S
005	039300	0040	7/14/05	\$367,500	1400	1400	8	1962	3	6300	N	N	10306 61ST AVE S
005	806800	0310	10/7/05	\$417,000	1410	940	8	2003	3	10000	N	N	10421 57TH AVE S
005	806800	0310	2/20/04	\$342,500	1410	940	8	2003	3	10000	N	N	10421 57TH AVE S
005	335240	0520	5/9/06	\$320,000	1430	850	8	1959	3	8640	N	N	5118 S LEO ST
005	921840	0161	2/7/06	\$415,000	1490	270	8	1965	3	6250	Y	N	5727 S VICTOR ST
005	056100	0045	1/23/06	\$320,000	1490	0	8	1997	3	2687	N	N	10628 59TH AVE S
005	806800	0595	6/28/04	\$315,000	1497	940	8	1999	3	7015	N	N	10437 56TH AVE S
005	335240	0844	4/21/05	\$315,000	1500	860	8	1998	3	7200	N	N	5615 S LEO ST
005	252090	0360	12/12/06	\$599,950	1680	1050	8	1995	3	17017	Y	N	10433 62ND AVE S
005	232880	0010	10/28/04	\$292,500	1860	540	8	1997	3	4829	N	N	5407 S RYAN ST
005	334840	1501	1/18/05	\$333,000	2060	0	8	2004	3	11664	N	N	11628 54TH AVE S
005	039300	0142	12/21/06	\$408,000	2070	0	8	1999	3	8658	N	N	10430 61ST AVE S
005	335240	1036	8/19/04	\$326,500	2300	0	8	2004	3	6435	N	N	11121 59TH AVE S
005	444040	0210	7/25/06	\$499,000	2640	0	8	2006	3	7260	N	N	6101 S FOUNTAIN ST
005	126270	0070	8/29/06	\$485,000	2710	0	8	2005	3	9792	N	N	0
005	334840	1429	1/9/04	\$329,000	1246	916	9	2003	3	8397	N	N	5358 S WALLACE ST
005	334840	1431	2/2/04	\$329,500	1246	916	9	2003	3	11485	N	N	5362 S WALLACE ST
005	334840	1320	6/15/06	\$435,000	1300	1180	9	2004	3	9605	N	N	11836 55TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	334840	1320	5/11/04	\$366,300	1300	1180	9	2004	3	9605	N	N	11836 55TH AVE S
005	334840	1318	4/29/04	\$329,950	1300	990	9	2004	3	9600	N	N	11844 55TH AVE S
005	334840	1314	5/24/04	\$327,000	1300	990	9	2004	3	9642	N	N	11838 55TH AVE S
005	334840	1319	5/26/04	\$337,950	1300	1180	9	2004	3	10090	N	N	11834 55TH AVE S
005	334840	1385	4/14/04	\$337,950	1300	1180	9	2004	3	12377	N	N	11828 55TH AVE S
005	335240	0072	10/22/04	\$370,000	1410	960	9	2004	3	11700	N	N	5135 S BANGOR ST
005	335240	0365	10/30/06	\$489,000	2030	720	9	1979	3	12000	N	N	5121 S HAZEL ST
005	335240	0336	2/27/04	\$330,000	2180	0	9	1999	3	8322	N	N	5330 S FOUNTAIN ST
005	334840	1285	1/24/05	\$400,000	2220	1500	9	1956	3	33115	Y	N	5351 S WALLACE ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	032304	9148	5/24/06	\$301,434	EXEMPT FROM EXCISE TAX
002	032304	9260	3/7/05	\$139,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	032304	9266	10/23/06	\$465,600	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	103500	0010	12/19/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	103500	0016	7/27/04	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	103500	0070	9/9/05	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
002	103700	0020	7/26/05	\$68,785	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	103700	0210	8/10/04	\$95,433	DOR RATIO
002	322620	0046	5/18/04	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
002	322620	0065	6/16/06	\$406,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322620	0240	9/29/04	\$285,500	RELOCATION - SALE TO SERVICE;
002	334840	0810	7/1/04	\$20,000	DOR RATIO;PREVIMP<=25K
002	334840	0975	6/24/05	\$55,000	DOR RATIO;PREVIMP<=25K;MULTI-PARCEL SALE
002	334840	0975	4/5/06	\$120,000	PREVIMP<=25K
002	334840	1691	3/26/04	\$88,917	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
002	414430	0013	4/13/05	\$40,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	547680	0069	11/23/04	\$171,407	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	547680	0069	5/15/06	\$342,547	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	547680	0069	8/15/05	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	547680	0180	7/15/05	\$175,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	547680	0182	7/27/06	\$235,000	IMP COUNT
002	547680	0182	4/18/05	\$164,950	IMP COUNT
002	547680	0182	1/2/04	\$145,000	IMP COUNT
002	547680	0193	11/2/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	547680	0255	5/17/04	\$139,342	DOR RATIO;QUIT CLAIM DEED; MOBILE HOME; AND OTHER WARNINGS
002	547680	0255	9/6/05	\$430,000	MOBILE HOME
002	547680	0274	6/28/06	\$233,369	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	712930	5225	8/1/05	\$67,000	DOR RATIO
002	785860	0051	8/11/04	\$190,700	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	785900	0065	3/4/04	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	918820	0135	10/18/04	\$320,000	NO MARKET EXPOSURE
002	918820	0950	12/22/04	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	918820	0961	11/19/04	\$110,000	DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	918820	0990	12/2/04	\$450,000	NON REPRESENTATIVE SALE
002	918820	1171	4/13/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	022304	9065	3/14/04	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	022304	9077	9/19/06	\$450,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	022304	9077	9/13/04	\$80,000	DOR RATIO;%COMPL
003	022304	9086	8/24/04	\$39,000	DOR RATIO;TENANT
003	022304	9090	12/21/05	\$129,498	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	022304	9108	8/30/06	\$120,040	DOR RATIO
003	022304	9110	8/26/04	\$144,500	DOR RATIO;NO MARKET EXPOSURE
003	022304	9118	8/18/06	\$482,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	022304	9118	1/26/05	\$126,000	DOR RATIO;%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
003	022304	9118	9/7/04	\$88,512	DOR RATIO;%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
003	022304	9147	9/18/06	\$447,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	077000	0040	5/3/06	\$252,500	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	077000	0075	10/13/05	\$74,532	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	112304	9067	6/29/04	\$236,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
003	112304	9085	9/21/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	112304	9205	4/19/04	\$233,059	FORCED SALE; EXEMPT FROM EXCISE TAX
003	189250	0025	6/3/04	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	189250	0045	9/30/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	189500	0040	3/22/04	\$172,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	189500	0280	1/26/05	\$75,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	212370	0450	2/4/05	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	252090	0086	7/28/04	\$200,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252090	0120	10/21/04	\$66,025	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	252090	0185	6/7/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	387290	0060	12/13/05	\$292,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	387890	0105	8/22/06	\$430,089	EXEMPT FROM EXCISE TAX
003	387890	0344	8/4/06	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	387890	0545	3/17/05	\$158,307	DOR RATIO;QUIT CLAIM DEED
003	387890	0615	3/24/05	\$324,990	RELATED PARTY, FRIEND, OR NEIGHBOR
003	387890	0730	3/28/05	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	387890	0800	6/2/06	\$499,900	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	387890	0833	5/3/04	\$160,000	DOR RATIO

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**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	405940	0135	7/25/05	\$140,000	SAS DIAGNOSTIC OUTLIER
003	405940	0150	3/14/06	\$79,615	GOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
003	405940	0235	6/30/06	\$329,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	405940	0640	11/15/06	\$114,886	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	406000	0105	8/26/05	\$76,789	GOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	406000	0145	1/10/05	\$160,000	BOX PLOT OUTLIER
003	406000	0210	3/29/05	\$261,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	406000	0400	11/2/04	\$170,000	NON-REPRESENTATIVE SALE
003	414168	0110	2/26/04	\$48,000	GOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	435620	0300	9/17/04	\$249,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	712930	0225	9/27/04	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	712930	0285	2/5/04	\$232,000	IMP COUNT
003	712930	0655	7/26/04	\$71,825	GOR RATIO; QUIT CLAIM DEED
003	712930	0665	3/29/04	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	712930	0770	10/20/06	\$83,140	GOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	712930	3460	8/7/06	\$64,561	GOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	712930	3520	11/10/05	\$85,000	GOR RATIO
003	712930	3560	12/19/04	\$225,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	712930	4015	6/22/04	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	712930	4035	12/22/04	\$84,009	GOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	712930	4105	10/13/06	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	712930	4105	12/16/05	\$390,200	EXEMPT FROM EXCISE TAX
003	712930	4105	7/27/04	\$385,000	NON-REPRESENTATIVE SALE
003	712930	4115	1/13/06	\$300,001	EXEMPT FROM EXCISE TAX
003	712930	4160	4/21/04	\$195,000	NO MARKET EXPOSURE
003	712930	4740	9/12/06	\$160,500	SAS DIAGNOSTIC OUTLIER
003	712980	0035	2/11/04	\$143,000	NO MARKET EXPOSURE
003	712980	0040	5/31/06	\$270,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	713030	0140	5/3/04	\$10,186	GOR RATIO; QUIT CLAIM DEED
003	713030	0210	4/18/04	\$90,000	GOR RATIO; %NETCOND; PREVIMP<=25K; SHELL
003	713030	0315	4/25/06	\$589,000	SAS DIAGNOSTIC OUTLIER
003	713030	0650	7/21/06	\$481,000	RELOCATION - SALE BY SERVICE
003	806600	0080	2/28/06	\$258,500	UNFIN AREA
003	806600	0241	3/5/04	\$81,807	GOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
003	806700	0115	4/20/06	\$168,000	ESTATE ADMINISTRATOR OR EXECUTOR
004	222040	0160	1/26/05	\$715,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	222040	0215	4/29/05	\$1,040,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	405820	1524	9/14/05	\$1,075,000	IMP COUNT
004	524180	0010	8/26/05	\$150,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	524180	0010	12/27/05	\$148,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	712930	0042	6/10/04	\$700,000	NON REPRESENTATIVE SALE
004	712930	1280	4/21/06	\$37,399	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
004	712930	1580	11/30/06	\$775,000	SAS DIAGNOSTIC OUTLIER
004	712930	1625	7/18/05	\$870,000	IMP COUNT
004	712930	1680	2/24/04	\$710,000	OBSOL
004	712930	1715	9/28/04	\$174,765	DOR RATIO;QUIT CLAIM DEED
004	712930	1970	7/20/06	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
004	712930	2806	4/11/05	\$332,001	ESTATE ADMINISTRATOR OR EXECUTOR
004	712930	2930	1/6/04	\$450,000	SEGREGATION AND/OR MERGER
004	712930	3155	10/19/04	\$257,000	SAS DIAGNOSTIC OUTLIER
004	712930	3280	6/11/04	\$213,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
004	712930	3415	5/4/06	\$159,040	QUIT CLAIM DEED
004	713030	0885	3/11/04	\$156,287	DOR RATIO;QUIT CLAIM DEED
004	713030	0920	9/26/06	\$408,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	713030	1250	8/28/06	\$749,950	SAS DIAGNOSTIC OUTLIER
004	737760	0023	7/12/04	\$81,250	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
004	806900	0130	4/27/06	\$174,069	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	806900	0150	9/11/06	\$560,000	SAS DIAGNOSTIC OUTLIER
004	806900	0170	7/25/05	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	807000	0140	4/29/04	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
004	807000	0195	2/15/05	\$255,000	UNFIN AREA
004	807100	0005	1/27/05	\$270,000	ESTATE ADMINISTRATOR OR EXECUTOR
004	807300	0050	6/30/05	\$420,000	ESTATE ADMINISTRATOR OR EXECUTOR
004	807300	0225	7/30/04	\$57,667	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	807300	0225	7/30/04	\$47,667	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	807300	0531	4/30/04	\$252,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
005	022304	9088	7/30/04	\$199,950	NO MARKET EXPOSURE
005	039300	0166	4/27/05	\$371,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	039300	0297	12/28/04	\$150,000	DOR RATIO
005	126270	0040	7/25/05	\$232,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	126270	0060	8/28/06	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	297680	0470	8/4/05	\$48,719	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
005	297680	0510	10/28/06	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	297680	0746	3/27/06	\$100,701	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	297680	0757	3/18/06	\$269,950	RELATED PARTY, FRIEND, OR NEIGHBOR
005	297680	0796	7/15/04	\$180,000	NON REPRESENTATIVE SALE
005	297680	0941	7/10/06	\$313,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	297680	1000	4/8/04	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334840	0750	7/7/04	\$190,550	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334840	1010	4/13/05	\$335,000	BUILDER OR DEVELOPER SALES
005	334840	1096	2/17/06	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334840	1291	1/5/05	\$355,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	334840	1320	6/1/05	\$172,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	334840	1646	6/26/06	\$227,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
005	335240	0025	6/22/04	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	335240	0230	10/22/04	\$242,450	ESTATE ADMINISTRATOR OR EXECUTOR
005	335240	0286	11/22/06	\$80,000	DOR RATIO
005	335240	0566	8/4/06	\$289,950	ACTIVE PERMIT BEFORE SALE>25K
005	335240	0911	3/5/04	\$122,000	NON REPRESENTATIVE SALE
005	335240	1002	12/7/04	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	335240	1005	6/29/05	\$421,000	1031 TRADE; QUIT CLAIM DEED
005	335240	1005	3/16/04	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
005	335240	1067	5/6/04	\$90,501	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
005	335240	1085	6/23/04	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	335240	1090	6/28/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	335240	1405	12/6/05	\$252,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	335240	1981	5/12/04	\$37,959	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
005	335240	2270	4/6/06	\$47,750	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	335240	2273	12/22/04	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	335240	2281	10/24/05	\$50,000	DOR RATIO;STATEMENT TO DOR
005	432760	0021	1/18/05	\$145,000	DOR RATIO;STATEMENT TO DOR
005	444040	0140	5/6/04	\$96,000	DOR RATIO
005	547620	0007	7/12/05	\$314,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	547620	0007	1/10/05	\$241,503	CORRECTION DEED; EXEMPT FROM EXCISE TAX
005	547620	0155	7/26/04	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	547620	0165	8/2/04	\$162,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	713130	0083	4/28/06	\$350,000	GOVERNMENT AGENCY

***Improved Sales Removed from this Annual Update Analysis***  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	713130	0102	2/1/06	\$190,000	SAS DIAGNOSTIC OUTLIER
005	713130	0303	1/25/06	\$96,029	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	806800	0115	4/1/05	\$300,000	BUILDER OR DEVELOPER SALES
005	806800	0225	10/25/06	\$325,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	806800	0258	2/28/05	\$239,500	ESTATE ADMINISTRATOR OR EXECUTOR
005	806800	0295	5/31/06	\$339,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	806800	0430	4/21/04	\$259,000	RELOCATION - SALE BY SERVICE
005	806800	0430	4/17/04	\$259,000	RELOCATION - SALE TO SERVICE
005	806800	0534	9/9/04	\$170,000	BUILDER OR DEVELOPER SALES
005	806800	0535	12/6/05	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	806800	0575	8/22/05	\$200,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	921840	0060	5/3/06	\$530,000	ESTATE ADMINISTRATOR OR EXECUTOR
005	921840	0080	10/27/04	\$130,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
005	936870	0065	4/11/05	\$296,950	ESTATE ADMINISTRATOR OR EXECUTOR
005	936870	0070	9/27/05	\$269,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	936870	0083	4/28/06	\$314,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
005	936870	0083	4/4/05	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
005	936870	0097	1/11/05	\$231,000	EXEMPT FROM EXCISE TAX
005	936870	0107	11/15/05	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	936870	0272	6/28/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 22**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
2	103500	0119	1/20/2005	\$140,000	17160	N	N
2	334840	0949	5/2/2005	\$79,950	21382	Y	N
2	334840	1707	4/16/2004	\$59,000	13148	Y	N
2	687420	0170	2/8/2006	\$66,000	12250	N	N
2	687420	0290	7/23/2004	\$32,000	7020	N	N
2	785900	0025	11/17/2006	\$105,000	7521	N	N
3	212370	0441	4/28/2006	\$75,000	16335	N	N
3	405940	0645	12/4/2006	\$60,000	7738	N	N
3	712930	4625	11/22/2005	\$150,000	5264	N	N
4	713030	1215	9/21/2005	\$135,000	6949	Y	N
4	806900	0200	6/23/2005	\$300,000	12020	Y	N
5	022304	9146	6/24/2004	\$90,000	5512	N	N
5	126270	0030	5/18/2005	\$95,000	8772	N	N
5	297680	0935	5/4/2006	\$86,500	14155	N	N
5	334840	1582	5/3/2006	\$45,000	6640	N	N
5	334840	1610	5/11/2006	\$130,000	16480	N	N
5	335240	1006	5/18/2006	\$145,000	6764	N	N
5	444040	0165	10/26/2006	\$80,000	8720	N	N
5	547620	0159	11/22/2006	\$125,000	6298	N	N
5	806800	0552	5/24/2005	\$95,000	8104	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 22**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	103500	0011	9/7/2005	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	103500	0119	8/16/2004	\$58,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	334840	0805	8/31/2005	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	547680	0230	5/24/2006	\$100,000	NO MARKET EXPOSURE
2	687420	0170	4/25/2006	\$66,000	NO MARKET EXPOSURE
2	687420	0170	7/26/2005	\$18,000	BUILDER OR DEVELOPER SALES;
2	918820	1150	12/22/2004	\$458,026	NON REPRESENTATIVE SALE
3	387890	0944	6/8/2006	\$195,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
3	435620	0105	4/6/2006	\$49,219	CORPORATE AFFILIATES; QUIT CLAIM DEED;
4	712930	1550	7/6/2004	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	712930	2745	7/14/2004	\$140,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	712930	3375	8/10/2005	\$177,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
4	713030	0970	12/26/2006	\$127,900	MULTI-PARCEL SALE
4	713030	0980	12/29/2005	\$137,500	NO MARKET EXPOSURE
4	806900	0155	2/4/2005	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	334840	1470	9/30/2004	\$200,000	SEGREGATION AND/OR MERGER; CHANGE OF USE;
5	335240	0085	9/25/2006	\$125,000	BUILDER OR DEVELOPER SALES;
5	936870	0210	9/25/2006	\$175,000	BUILDER OR DEVELOPER SALES;
5	936870	0220	10/25/2006	\$168,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
5	936870	0220	12/7/2004	\$20,000	BUILDER OR DEVELOPER SALES;



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr